



**DESIGN & PERMITTING OF PROPOSED TRANSFER
STATION**

**OCEAN COUNTY DISTRICT SOLID WASTE MANAGEMENT PLAN
AMENDMENT APPLICATION**

September 2021

Prepared Under Cooperative Agreement with

Lakewood Township
231 Third Street
Lakewood, NJ 08701

PROJECT NO. 1515T150

A handwritten signature in black ink, appearing to read "Gautam Patwardhan", is written over a horizontal line.

Gautam Patwardhan, P.E., PhD.

Prepared By



3 Jocama Boulevard, Suite 300-400, Old Bridge, NJ 08857

BACKGROUND

Remington & Vernick Engineers, Inc. (RVE) has been retained by the Lakewood Township to provide design and permitting services for a proposed municipal solid waste transfer facility to be built at the existing Lakewood Department of Public Works Complex located at 1 America Avenue, Lakewood, NJ 08701. The proposed 300 tons per day (not to exceed) facility will consist of a permanent pre-engineered metal building which will facilitate the transfer of mixed municipal solid waste from Lakewood's solid waste haulers to semitrailers for onward transportation to a solid waste facility.

Pursuant to instructions provided in the Ocean County Solid Waste Management Plan (OCSWMP) amendment application procedures, RVE is submitting the information requested under Section 203 (Requirements for Transfer Stations, Resource Recovery Facilities, Sanitary Landfills, and Other Plants Collecting or Disposing of Solid Wastes) to the County. We hope that the information provided fulfills the Ocean County requirements, as outlined in the OCSWMP amendment application procedures, for inclusion of the proposed Lakewood Transfer facility into the OCSWMP.

The information requested by the Department has been summarized in this letter memo in *Italics* for clarity and our response to the requested information follows forthwith.

REQUESTED INFORMATION

- A. *The name, mailing address and telephone number of the owner of record of the proposed site and certification that the owner has authorized submission of an application for the proposed facility or operation.*

Name: Township of Lakewood

Mailing Address: Department of Public Works, One America Avenue, Lakewood, NJ 08701

Telephone Number: (732) 905-3405

Fax: (732) 367-5401

- B. *The corporate name, address and telephone number of the owner of the proposed facility.*

See (A) above. The proposed facility will be owned and operated by the Township of Lakewood.

- C. *The corporate name, address and telephone number of the operator of the proposed facility, if different from the owner.*

See (A) above. The proposed facility will be owned and operated by the Township of Lakewood.

- D. A listing of all other solid waste facilities and operations and/or recycling facilities and operations that are owned and/or operated by either the owner or operator of the proposed facility, (in whole or in part) including their specific location, a description of all materials received, stored, processed or transferred at each facility and operation, a description of the source or point of generation of all materials received, stored, processed and transferred at each facility and operation and the location of the disposal facility(s) that receive residue from each facility and operation.*

The Lakewood Township Department of Public Works (DPW) maintains and operates a fleet of haulers that collect residential and commercial waste from the residents and businesses in Lakewood Township. Crews operate in three shifts to collect and process approximately 120 tons of residential and commercial waste daily, throughout the Township boundaries. The collected waste is transported by Township trucks to the Ocean County Landfill (OCLF), located at 2498 NJ-70, Manchester Township, NJ 08759. If the collection efforts continue past the landfill closing time, crews park the haulers at the DPW facility overnight prior to disposal at the OCLF the following morning. The Township also collects recyclables during curbside pickups and transports it to the local recycling facility. Alternatively, the Township manages a hazardous household waste collection center at its Public Works Facility where residents can drop off hazardous household waste and other recyclables.

- E. The street address of the proposed facility and the block(s) and lot(s) number(s) and total acreage of all parcels comprising the proposed site.*

The transfer station is proposed to be constructed on one (1) of the two (2) properties owned by the Township, located at One America Avenue, Lakewood, NJ 08701. The Township owns two properties adjacent to each other – Block 549.01, Lot 1, and Block 549.02, Lot 1. Both the properties are placed in zoning district Industrial (M-1) per the Township’s Unified Development Ordinance, Chapter 18-903. The DPW administration building and parking/maintenance bays for garbage trucks are housed in Block 549.01. The 9.30-acre Block 549.02, Lot 1 is used for roll-off storage. A residential hazardous waste collection center, operated and managed by the DPW, is in operation on the south end of the said lot. The proposed transfer station will be constructed on Block 549.02, Lot 1. See attached Tax Map (Attachment II) for more information.

- F. A key map showing the boundary of the proposed site on a 7-1/2-mile USGS Quadrangle Map. This map shall delineate public access roads to the proposed site, any streams, lakes or other surface water bodies and sensitive receptors such as hospitals, schools, recreation areas, churches, homes, etc., within a one-half mile radius of the proposed site.*

See Attachment I.

- G. A tax map showing the block(s) and lot(s) number(s) of the proposed site, adjoining properties and properties within a one-half mile radius of the proposed site indicating the current land use and municipal zoning.*

See Attachment II.

- H. *Three copies of a site plan, at a scale no larger than 1" = 100', which delineates the property boundary lines, location of all buildings and equipment, boundaries of areas proposed for the receipt, storage, processing and transfer of solid waste, boundaries of proposed buffer areas, access and internal roadways, traffic flow, identification of the direction of on-site and off-site drainage and the location of all proposed storm water management facilities and controls.*

See Attachment III.

- I. *An indication of the proposed source of potable water, process water of any other water required for the operation of the proposed facility and the estimated quantity of each expressed in terms of gallons per day.*

The proposed transfer station will be constructed at the Lakewood Township DPW located at One America Avenue, Lakewood, NJ 08701. The DPW administration building is in Block 549.01. The building has existing potable water and sanitary sewer connections. The proposed transfer station will be constructed in Block 549.02, which is adjacent to the block in which the DPW building is housed. Both properties are owned by the Township. Potable water will be routed to the transfer station from the existing connection in the DPW building. The transfer station will not have offices and/or employee break rooms as these facilities exist in proximity in the DPW administration building and maintenance facilities across the street. Fire hydrants are located near the proposed transfer station on America Avenue between Cedar Bridge Avenue and Drexel Avenue. Therefore, potable water use at the proposed transfer station is expected to be minimal and will solely be required for an emergency shower/eye wash station, drinking water fountain, and for facility cleaning. Potable water usage at the transfer station will vary based on the facility wash schedule but is not expected to be over 25,000 gallons per day.

- J. *An indication of how sanitary wastewater, process water or any other water requiring treatment will be handled at the proposed facility and the estimated quantity of each expressed in terms of gallons per day.*

The area around the transfer station will be graded to divert water away from the waste tipping floor thereby eliminating contact with the waste. The water that does not come in contact with the waste stream will be treated as storm water and will be routed to existing storm water receptors on the DPW property. Any water that comes in contact with the waste stream, including storm water from the loading bays, and the waste tipping floor (facility wash water) will be treated as sanitary water and routed to the existing sanitary sewer line for disposal to the wastewater treatment facility. The amount of sanitary water produced at the facility will vary based on weather conditions (rain) and the facility wash schedule and is estimated to be between 5,000 to 40,000 gallons per day.

- K. *A listing and description of the types and quantity of the solid waste(s) to be handled at the proposed facility and the estimated maximum daily and annual capacity by weight and volume for each type.*

The proposed solid waste transfer facility will be operated as a sole source facility by Lakewood Township. The 300 tons per day (not to exceed) facility will facilitate the transfer of solid waste from residential and commercial waste haulers to semitrailers for onward transportation to the Ocean County Landfill. Only residential and commercial waste collected from the residence, institution, and businesses within the Township boundaries will be processed at the transfer facility. Currently, Lakewood Township handles an average of 120 tons of mixed Municipal Solid Waste (Residential, Institutional, & Commercial) per day. To account for future growth and higher than average collection during holidays, the facility is being designed to process 300 tons per day (109,500 tons per year) of mixed municipal solid waste. Based on the volume to weight conversion factor of 300 lbs. per cubic yard for mixed municipal solid waste, published by the US EPA in April 2016, this amounts to 2,000 cubic yards per day (730,000 cubic yards per year).

- L. *A description of the source or point of generation of all solid waste types to be received, stored, processed or transferred at the proposed facility.*

The mixed municipal solid waste will be collected from the residence, business, and institutions within the Lakewood Township boundaries by waste trucks operated and maintained by the Township or by private haulers contracted to collect the waste generated in the Township under a municipal contract. The waste that is routed to the transfer station will be transferred from smaller waste trucks to larger semitrailers at the facility and weighed prior to being transported to the Ocean County Landfill. No waste is anticipated to be stored at the transfer station facility overnight during normal operations. If unforeseen circumstances require storage of waste overnight at the transfer facility, the waste will be transferred to the semitrailers and the covered semitrailers will be parked on a concrete pad reserved for parking the trailers. The stored waste will be transported to the Ocean County landfill the next day.

- M. *A list of all products, end products, by-products and residue, expressed in tons per day, resulting from the proposed activities.*

The solid waste transfer facility will be used to transfer mixed municipal waste from smaller residential collection trucks to larger semitrailers prior to transportation to an approved landfill. No end products, by products and/or residue is expected to be produced as a result of this operation. See (J) for a description of sanitary and stormwater handling.

- N. *Identification of the disposal facility(s) that will handle all residue from the proposed facility.*

The waste transferred to the semitrailers will be hauled to the Ocean County Landfill, located at 2498 NJ-70, Manchester Township, NJ 08759.

O. The proposed hours and days of operation.

The facility will be operated as a sole source facility for use by the Township and will not be open to the general public. Lakewood Township intends to accept and process mixed municipal waste within the hours of 6 AM to 9 PM, Sunday through Saturday.

P. An indication of the means proposed to control and/or limit access to the proposed facility, both during and after operating hours.

The transfer station facility will be located at the Lakewood DPW complex. The perimeter of the DPW complex is fenced and access is restricted through designated entry and exit points. Similarly, an additional fence will be installed at the perimeter of the proposed transfer station, and access will be restricted through a single access gate. The transfer station is not open to the general public hence the access to the facility will be limited to Lakewood DPW personnel i.e., residential collection trucks drivers and semitrailer operators. Lakewood staff and security personnel will be available at the DPW facility to limit access as well. In the event of holidays and/or closures due to unforeseen circumstances, the facility access gates will be locked to limit public access.

Q. An indication of the design capacity as to number and types of vehicles bringing material to the proposed facility for receipt, storage or processing and the number and types of vehicles transferring materials and residue from the proposed site, on a daily basis.

Lakewood Township currently handles approximately 120 tons of waste per day. The proposed transfer station will be designed to manage up to 300 tons of waste per day. Assuming each residential waste truck holds five (5) tons of municipal waste, an estimated 60 trips will be required to transport 300 tons of waste per day to the facility. Similarly, assuming that a semitrailer can hold twenty (20) tons of municipal waste, an estimated fifteen trips will be required to transport 300 tons of waste per day to the landfill.

R. A description of the provisions to handle unusual peak loadings which exceed the daily capacity.

Lakewood Township currently handles approximately 120 tons of waste per day. Most of the waste collected in the Township during the day is transported directly to the Ocean County Landfill. The proposed transfer station will be designed to manage up to 300 tons of waste per day (the tipping floor is designed to accommodate 300 tons per day of waste). Therefore, additional capacity to handle over 100% of the daily capacity is incorporated in the facility design. Additionally, there are provisions to park up to three (3) semitrailers at the facility overnight. During periods of unusual peak loadings, up to sixty (60) tons of waste can be processed and transferred to the trailers. The trailers can be parked at the facility overnight prior to disposal of the waste the next day.

- S. *A certified letter from the zoning officer of the municipality in which the proposed site is located, stating that the proposed facility is a permitted use, conditional use and/or any special conditions that would apply under current municipal zoning or a letter from an attorney licensed to practice law in the State of New Jersey, that the proposed facility is exempt from zoning under State statute.*

Section 18-903 (Non-Residential Zoning Districts) in Article IX (Zoning Districts and Regulations) of the Township's Unified Development Ordinance (Chapter XVIII) classify zoning M-1 as an Industrial zone permitted public utility uses such as public utility repair and maintenance yard, storage facilities, metallurgical processes and/or metal recycling, and office buildings among others. Additional permitted uses include offices and administrative buildings, loading platforms and outdoor storage areas for the principal permitted use. Per RVE's correspondence with the zoning authority, the proposed transfer station classifies as a permitted use under the M-1 zoning code. Correspondence from the zoning authority is included as Attachment IV.

- T. *A listing of all municipal, county and state permits and/or other approvals required for the proposed facility and the status of each.*

The following permits will be required to build and operate the proposed transfer facility.

- Waste Facility Permit;
- Stormwater Permit;
- General Air Permit; and
- IPP permit for Sewage Disposal.

RVE is working on the required permit applications. A copy of the permit applications will be submitted to Ocean County, once complete.

- U. *An indication of the tipping fee, user charge or other fees that will be imposed on any user of the proposed facility for the receipt, storage, processing, disposal or transfer of solid waste materials at the proposed facility.*

The facility will be operated as a sole source facility for use by the Township and will not be open to the general public. Therefore, there will be no tipping fee, user charge or other fees that will be imposed on any user of the proposed facility for the receipt, storage, processing, disposal or transfer of solid waste materials at the proposed facility.

- V. *Certification that the owner and/or operator will submit one copy of the Environmental Impact Statement, registration statement, engineering design and any other application materials required by the New Jersey Department of Environmental Protection & Energy to the Ocean County Department of Solid Waste Management.*

See Attachment V.

W. *Certification that the owner and/or operator agrees to permit access to the Ocean County Health Department and other authorized representatives to inspect the proposed facility during reasonable hours, to ascertain compliance with applicable State statutes and the provisions of the Ocean County District SWMP.*

See Attachment V.

X. *Certification that the owner and/or operator agrees to provide users of the proposed facility and the Ocean County Department of Solid Waste Management monthly reports summarizing the types and quantities of solid waste received, stored, processed or transferred at the proposed facility from each hauler or municipality, including weight receipts or other source documentation and identifying that source or point of generation of all solid waste types and quantities, in a form acceptable to the Ocean County Department of Solid Waste Management to ensure compliance with the provisions of the Ocean County District SWMP and the provisions of NJSA 13:1E-1 et seq.*

See Attachment V.

ADDITIONAL INFORMATION

- 1) *A detailed map indicating sensitive receptors within ½ mile of the proposed facility (please draw a circle indicating ½ mile radius)*

Section F under Section 203 (Requirements for Transfer Stations, Resource Recovery Facilities, Sanitary Landfills, and Other Plants Collecting or Disposing Solid Wastes) requests a key map showing the proposed site on a 7-1/2-mile USGS Quadrangle Map. It also calls for sensitive receptors within one-half mile radius of the proposed site to be shown on the map. A 7-1/2-mile USGS Quadrangle Map with a circle outlining the one-half mile radius around the proposed transfer station location is provided with this response as Attachment I. However, for clarity and comprehension, the sensitive receptors within the one-half mile radius of the proposed site are shown on a separate vicinity map (See Drawing Titled “Proposed Transfer Station Vicinity Map, Attachment VI). All sensitive receptors within and near the one-half mile boundary are identified on the Map.

The DPW facility is currently occupied and used as the primary Administration Building, for roll-off storage, and parking/maintenance of the Township’s garbage collection and disposal trucks. A residential hazardous waste collection center, operated and managed by the DPW, is also in operation on the south end of the lot. As such, the impact of the proposed transfer station addition at the existing DPW facility, to the sensitive receptors in the area will be minimal, if any.

2) *Types of waste to be accepted at the station (Type 10, Type 13, etc.).*

The mixed municipal solid waste will be collected from the residence, business, and institutions within the Lakewood Township boundaries by waste trucks operated and maintained by the Township or by private haulers contracted to collect the waste generated in the Township under a municipal contract. The proposed solid waste transfer facility will be operated as a sole source facility by Lakewood Township. The 300 tons per day (not to exceed) facility will facilitate the transfer of solid waste from residential and commercial waste haulers to semitrailers for onward transportation to the Ocean County Landfill. Only residential and commercial waste collected from the residence, institution, and businesses within the Township boundaries will be processed at the transfer facility. Specifically, the following waste types generated within Lakewood Township will be accepted at the facility:

Type 10 - Municipal (household, commercial and institutional): Waste originating in the community consisting of household waste from private residences, commercial waste which originates in wholesale, retail or service establishments, such as, restaurants, stores, markets, theaters, hotels and warehouses, and institutional waste material originated in schools, hospitals, research institutions and public buildings.

3) *Recyclable material handling.*

The proposed transfer station will be used to transfer mixed municipal waste from smaller residential collection trucks to larger semitrailers prior to transportation to an approved landfill. No recyclable material will be pulled from incoming waste deliveries. Lakewood operates a separate hazardous household waste collection center at the DPW facility where residents can drop off hazardous household waste and other recyclables.

4) *Additional context on traffic flow.*

The proposed solid waste transfer facility will be operated as a sole source facility by Lakewood Township. The 300 tons per day (not to exceed) facility will facilitate the transfer of solid waste from residential and commercial waste haulers to semitrailers for onward transportation to the Ocean County Landfill. Only residential and commercial waste collected from the residence, institution, and businesses within the Township boundaries will be processed at the transfer facility. The residential waste trucks (front end loaders, etc.) will enter the transfer station from the entrance near Drexel Avenue. Once on the 100' X 150' transfer station pad, a transfer station operator will direct and assist the truck to back in towards the North wall of the facility. The waste will be dumped on the pad where directed and the residential truck will exit the facility from the Drexel Avenue

exit. The semitrailers will enter the facility from the America Avenue entrance and enter the loading bay. The waste from the pad will be transferred to the trailers (pushed in over the top) by a front-end loader or similar equipment. Once full, the trailer will exit the loading bay, weigh in at the scale house, and exit onto America Avenue from the storage yard gate. The existing gate at the storage yard will be modified to accommodate the semi-trailers. The semi-trailers will not back in or out of the facility.

Currently, Lakewood Township handles an average of 120 tons of mixed Municipal Solid Waste (Residential, Institutional, & Commercial) per day. Assuming each residential waste truck holds five (5) tons of municipal waste, three (3) residential trucks per hour would need to be directed in and out of the transfer pad in an eight (8) hour period, if all the waste collected from the Township were to be brought to the DPW facility (some waste will be transported directly to the landfill, so this estimate is conservative). Similarly, if a semitrailer can hold twenty (20) tons of municipal waste, an estimated six trips will be required to transport the current volume of waste accepted to the landfill per day. As such, due to the low volume of vehicular movement in and out of the proposed transfer station facility, traffic movement is not expected to be a major concern. A traffic plan is included in Attachment C.

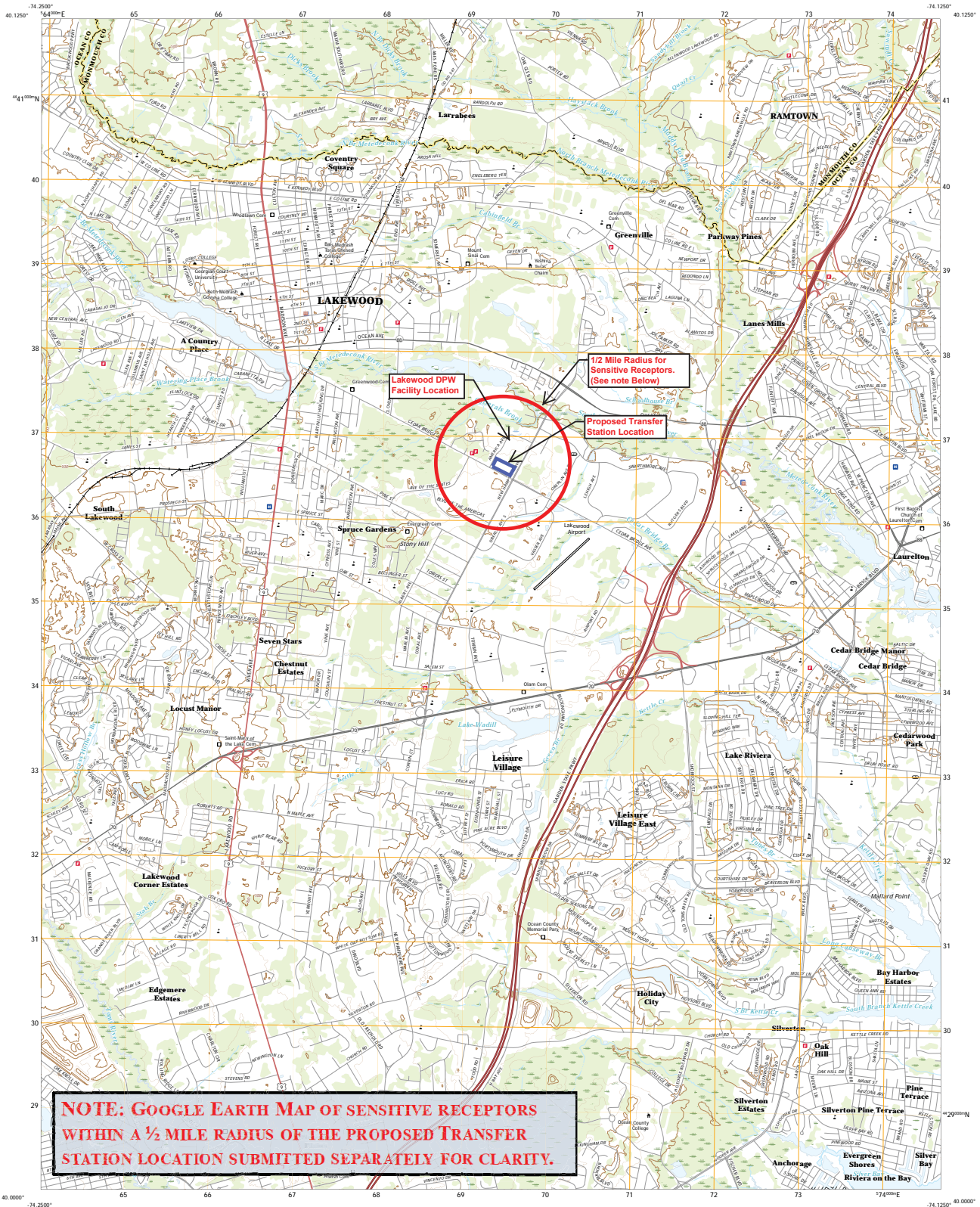
- 5) *A list of commercial haulers (w/projected amounts) that may potentially bring waste to the proposed transfer station.*

The mixed municipal solid waste will be collected from the residence, business, and institutions within the Lakewood Township boundaries by waste trucks operated and maintained by the Township or by private haulers contracted to collect the waste generated in the Township under a municipal contract. Waste generated outside Lakewood Township will not be accepted at the facility. Currently, Lakewood does not have any contracts with commercial haulers to pick up and/or haul waste collected in the Township. Notifications will be provided to the County prior to signing any future contracts.

- 6) *Agreement*

Lakewood Township is amenable to enter into an agreement with the Ocean County Board of Commissioners regarding the specific terms of transfer station operations.

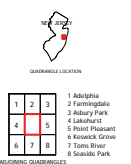
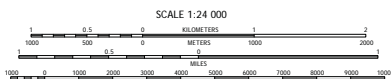
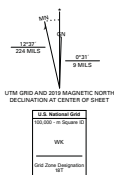
Attachment I
USGS Topo Map



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1:600-meter grid Universal Transverse Mercator, Zone 18T1885
This map is not a legal document. Boundaries may be
generated for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

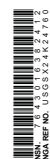
Inventory: NADP, June 2015 - September 2015
U.S. Census Bureau, 2010
National Hydrography Dataset, 1999 - 2010
National Elevation Dataset, 2012
Multiple sources, see metadata file 2017 - 2018

Wetlands: FWS National Wetlands Inventory 2007 - 2008



RYE REMINGTON & VERNICK ENGINEERS

LAKEWOOD, NJ
2019



Attachment II

Tax & Zoning Maps



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Tax Property Lookup

Use the form below to search for a record by any of the search fields listed below.

Block: <input type="text"/>	Lot: <input type="text"/>	Qual: <input type="text"/>	Property Address: <input type="text" value="america ave"/>	Owner Name: <input type="text"/>	<input type="button" value="Search"/>
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Block	Lot	Qual	Property Location	Owner Mailing Address	Land Value	Improvement Value	Total Value	Tax Map (pdf)	Google Map
549.01	1		1 America Avenue	Township Of Lakewood Third Street Lakewood Nj 08701	\$3,716,700	\$23,244,000	\$26,960,700		
549.01	2.01		15 America Avenue	Lakewood Equity Llc 410 Monmouth Ave Ste #120 Lakewood Nj 08701	\$1,216,000	\$0	\$1,216,000		
549.01	2.01	X	15 America Avenue	Lakewood Equity Llc 410 Monmouth Ave Ste #120 Lakewood Nj 08701	\$0	\$9,656,600	\$9,656,600		
549.01	2.02		America Avenue	Lakewood Equity Llc 410 Monmouth Ave Ste #120 Lakewood Nj 08701	\$28,500	\$0	\$28,500		
549.02	1		America Avenue	Township Of Lakewood 231 Third Street Lakewood Nj 08701	\$906,800	\$0	\$906,800		
549.02	2		10-12 America Avenue	New Hampshire Holdings Llc 7 Fillmore Avenue Lakewood Nj 08701	\$3,149,300	\$0	\$3,149,300		
549.02	2	X	10-12 America Avenue	New Hampshire Holdings Llc 7 Fillmore Avenue Lakewood Nj 08701	\$0	\$9,661,900	\$9,661,900		

Last Update: April 28, 2019

The information provided on this website is for general information purposes only. Please contact the Tax Assessor's office to verify any details.

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- [Businesses in Lakewood](#)
- [Chamber of Commerce](#)
- [Lakewood Industrial Parks](#)
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- [Financial Resources](#)
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- [Lakewood Newsletter](#)
- [Phone Numbers & Links](#)
- [Township Code](#)
- [Unified Development Ordinance – Chap. 18](#)
- [Board of Health Code](#)
- [Ordinances Pending Codification](#)

Lakewood Township

Phone: 732-364-2500
 Fax: 732-901-3647
 Hours: Mon - Fri 9 AM - 5 PM

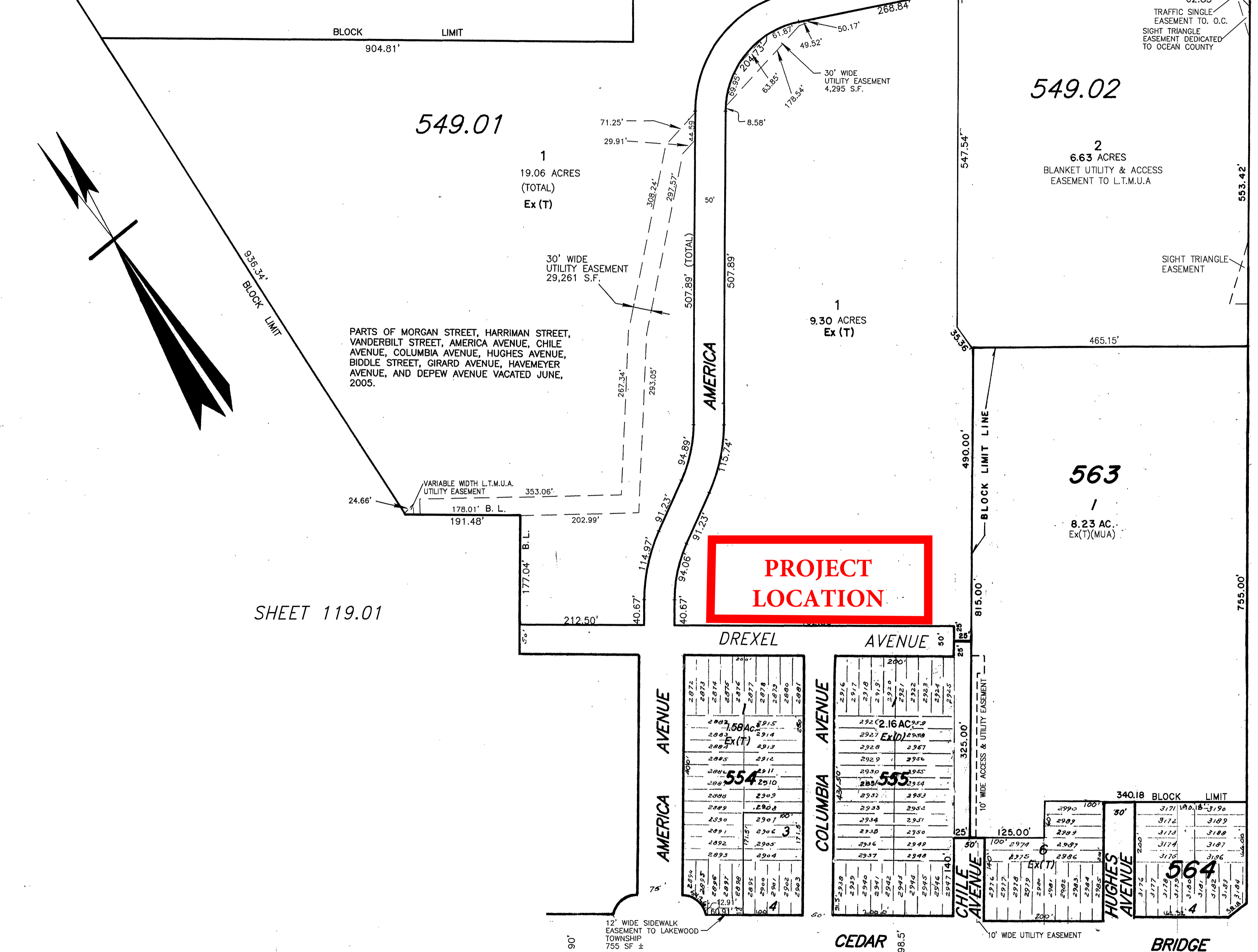
Municipal Building
 231 Third Street
 Lakewood, NJ 08701

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REVISIONS			REVISIONS		
DATE	NAME	LIC. NO.	DATE	NAME	LIC. NO.
8-90	HARRY W. MAGER, JR.	L.S. 20810	3-2013	REMINGTON & VERNICK ENGINEERS	23924
5-91	HARRY W. MAGER, JR.	L.S. 20810	9-2013	REMINGTON & VERNICK ENGINEERS	23924
3-92	HARRY W. MAGER, JR.	PL.S. 20810	11-2013	REMINGTON & VERNICK ENGINEERS	23924
11-92	HARRY W. MAGER, JR.	L.S. 20810	7-2014	REMINGTON & VERNICK ENGINEERS	42627
3-93	HARRY W. MAGER, JR.	L.S. 20810	5-2015	REMINGTON & VERNICK ENGINEERS	42627
9-93	HARRY W. MAGER, JR.	L.S. 20810	12-2015	REMINGTON & VERNICK ENGINEERS	42627
1-94	HARRY W. MAGER, JR.	L.S. 20810	5-2016	REMINGTON & VERNICK ENGINEERS	42627
6-95	HARRY W. MAGER, JR.	L.S. 20810			
9-95	HARRY W. MAGER, JR.	L.S. 20810			

SHEET 125



SHEET 119.01

SHEET 124.02

SHEET 124.01

SHEET 129

REVISIONS			REVISIONS		
DATE	NAME	LIC. NO.	DATE	NAME	LIC. NO.
4-96	HARRY W. MAGER, JR.	L.S. 20810	12-03	BIRDSALL ENGINEERING INC	LS 19458
8-96	HARRY W. MAGER, JR.	L.S. 20810	11-04	BIRDSALL ENGINEERING, INC	6827188
4-97	HARRY W. MAGER, JR.	L.S. 20810	11-05	BIRDSALL ENGINEERING, INC	6827188
5-00	BIRDSALL ENGINEERING INC	L.S. 19458	11-06	BIRDSALL ENGINEERING, INC	68 19458
12-01	BIRDSALL ENGINEERING INC	L.S. 19458	04-07	BIRDSALL ENGINEERING, INC	6519458
4-02	BIRDSALL ENGINEERING INC	L.S. 19458	10-08	BIRDSALL ENGINEERING, INC	6835846
			8-2009	HARRY W. MAGER, JR.	PL.S. 20810
			5-2010	REMINGTON & VERNICK ENGINEERS	23924
			8-2010	REMINGTON & VERNICK ENGINEERS	23924
			4-2011	REMINGTON & VERNICK ENGINEERS	23924

SHEET 120

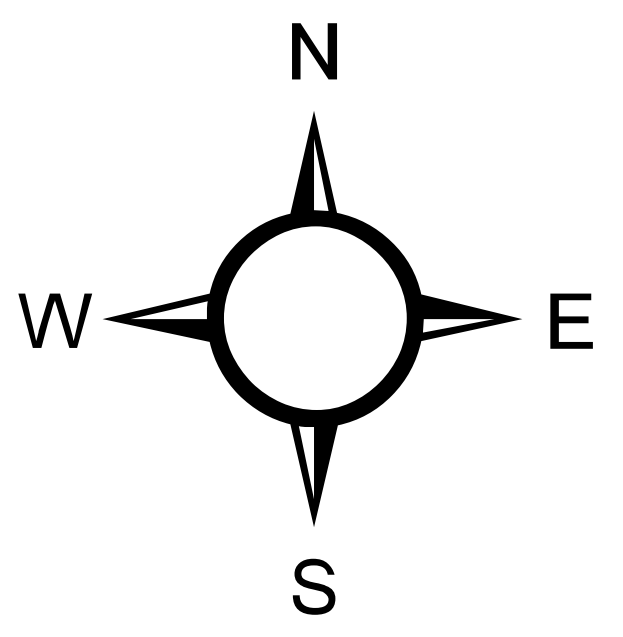
SHEET 123

NEW JERSEY DEPARTMENT OF TREASURY
 DIVISION OF TAXATION
 LOCAL PROPERTY TAX MAPS
 APPROVED AS A TAX MAP ACCORDING TO THE
 PROVISIONS OF CHAPTER 175, LAWS OF 1913, INC.
 FOR THE LIBERAL DIVISION OF TAXATION
 APR 05 2009 769

STATE TAX DEPARTMENT
 Approved as a Tax Map According to the
 Provisions of Chapter 175, Laws of 1913.
 J. H. THAYER MARTIN
 State Tax Commissioner
 Chief Engineer
 Date: Nov. 22, 1940. Serial No. 87.

TAX MAP
 LAKEWOOD TOWNSHIP
 OCEAN COUNTY, N.J.
 SCALE: 1"=100'
 1939
 GEORGE B. WADDILL
 LICENSED ENGINEER & SURVEYOR
 LAKEWOOD, N.J.
 REVISED 10/54
 Bruce M. Larrabee

8-1-84 Rev. for Revaluation
 12-87 L.M.A.T. - HARRY W. MAGER, JR. - L.S.
 5-88 UPDATE - HARRY W. MAGER, JR. - L.S.
 10-88 REV. FOR REVALUATION - HARRY W. MAGER, JR. - L.S.
 10/69 STANLEY B. PETERS
 7/74 Daniel A. DeSessa
 10/74 " " "
 5/81 " " "



TOWNSHIP OF LAKEWOOD

Ocean County, New Jersey

ZONING ORDINANCE MAP - 2017

TOWNSHIP OF HOWELL
COUNTY OF MONMOUTH

TOWNSHIP OF JACKSON
COUNTY OF OCEAN

TOWNSHIP OF BRICK
COUNTY OF OCEAN

PROJECT LOCATION

ZONE DESIGNATIONS	
[Symbol]	A-1 AGRICULTURAL
[Symbol]	R40 RESIDENTIAL
[Symbol]	R20 RESIDENTIAL
[Symbol]	R15 RESIDENTIAL
[Symbol]	R12 RESIDENTIAL
[Symbol]	R12A RESIDENTIAL
[Symbol]	R10 RESIDENTIAL
[Symbol]	R7.5 RESIDENTIAL
[Symbol]	R-M MULTI-FAMILY RESIDENTIAL
[Symbol]	R-LM MULTIFAMILY LIMITED RESIDENTIAL
[Symbol]	PH-1 PUBLIC HOUSING
[Symbol]	OT OFFICE TRANSITIONAL
[Symbol]	B-1 NEIGHBORHOOD BUSINESS
[Symbol]	B-2 CENTRAL BUSINESS
[Symbol]	B-3 HIGHWAY BUSINESS
[Symbol]	B-4 WHOLESALE SERVICE
[Symbol]	B-5 HIGHWAY DEVELOPMENT
[Symbol]	B-5A HIGHWAY DEVELOPMENT
[Symbol]	HD-6 HIGHWAY DEVELOPMENT
[Symbol]	HD-7 HIGHWAY DEVELOPMENT
[Symbol]	ROP RESIDENTIAL OFFICE PARK
[Symbol]	OSP OPEN SPACE AND PRESERVATION
[Symbol]	AHZ AIRPORT HAZARD ZONE
[Symbol]	DA-1 CEDARBRIDGE REDEVELOPMENT AREA
[Symbol]	M-1 INDUSTRIAL
[Symbol]	LP INDUSTRIAL PARK LIMITED PROFESSIONAL SERVICE
[Symbol]	B-6 CORPORATE CAMPUS/STADIUM SUPPORT ZONE
[Symbol]	HS HOSPITAL SUPPORT
[Symbol]	R-10A SINGLE FAMILY RESIDENTIAL
[Symbol]	ABC AIRPORT BUSINESS COMMERCIAL
[Symbol]	OSCN 1 OAK STREET CORE NEIGHBORHOOD OVERLAY ZONE-1
[Symbol]	OSCN 2 OAK STREET CORE NEIGHBORHOOD OVERLAY ZONE-2
[Symbol]	PP PUBLIC PURPOSE (PP) OVERLAY
[Symbol]	R-10B SINGLE FAMILY RESIDENTIAL
[Symbol]	R-20A SINGLE FAMILY RESIDENTIAL
[Symbol]	R-15/10C RESIDENTIAL CLUSTER
[Symbol]	R-20/12C RESIDENTIAL CLUSTER
[Symbol]	R-40/20C RESIDENTIAL CLUSTER
[Symbol]	PDNC PLANNED DEVELOPMENT NON-CONTIGUOUS CLUSTER (PDNC) OVERLAY

General Notes Data Sources:

This Geographic Information System (GIS) Zoning Map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

The areas, boundaries and details, shown on the Zoning Map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and the previous Zoning Map created by Birdsall Engineering Inc., dated 6-28-2002. This map shall be used for zone designation boundary purposes only.

Zoning district boundaries are intended to follow street centerlines railroad right-of-way, streams, and lot lines unless otherwise indicated.

This map was created, in part, utilizing parcel data provided by Ocean County Department of Planning and updated per the current Tax Assessment Maps, Maintained by Remington, Vernick & Vena Engineers. Additional GIS Resource data was provided by the New Jersey Geographic Information Network (NJGIN) and New Jersey Department of Environmental Protection (NJDEP).

All positions are based on the following
 - NAD 83 (horizontal datum)
 - New Jersey State Plane Coordinate System
 - English units (feet)

The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this Mapping has not been developed nor verified by a professional licensed land surveyor and shall not be nor is intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls.

All Geographic Information System (GIS) Zone designation mapping was prepared in compliance with Township Code, Chapter XVII (Unified Development Ordinance), Article IX, Section 18-900. The Land Use Element of the 2017 Lakewood Township Master Plan outlines specific amendments to Chapter XVII, which was adopted under Ordinance No. 2017-51 & 2017-52 on October 25, 2017.

The extent of the Planned Development Non-Contiguous Cluster (PDNC) Overlay Zone District boundary was drafted based on a variety of environmental resource factors other than the underlying zone and parcel boundaries. As a result, the extent of the PDNC Overlay Zone District may not align with or correspond with the boundaries of underlying zone districts and parcel or lot boundaries.

LEGEND

- [Symbol] MUNICIPAL BOUNDARY
- [Symbol] WATER BODIES
- [Symbol] PRIVATE ROAD
- [Symbol] 1000 PARCELS

CRAIG F. REMINGTON
PROFESSIONAL PLANNER LIC. NO. 1877

0 1,000 2,000 4,000 Feet
1 inch = 1,000 feet
ORIGINAL SCALE BASED ON 36" x 48" PAPER SIZE



DECEMBER 7, 2017
REMINGTON & VERNICK ENGINEERS
 232 KINGS HIGHWAY EAST, HADDONFIELD, NJ 08033
 (856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
 Certificate of Authorization: 24 GA 28003300
 --ENGINEERING EXCELLENCE--

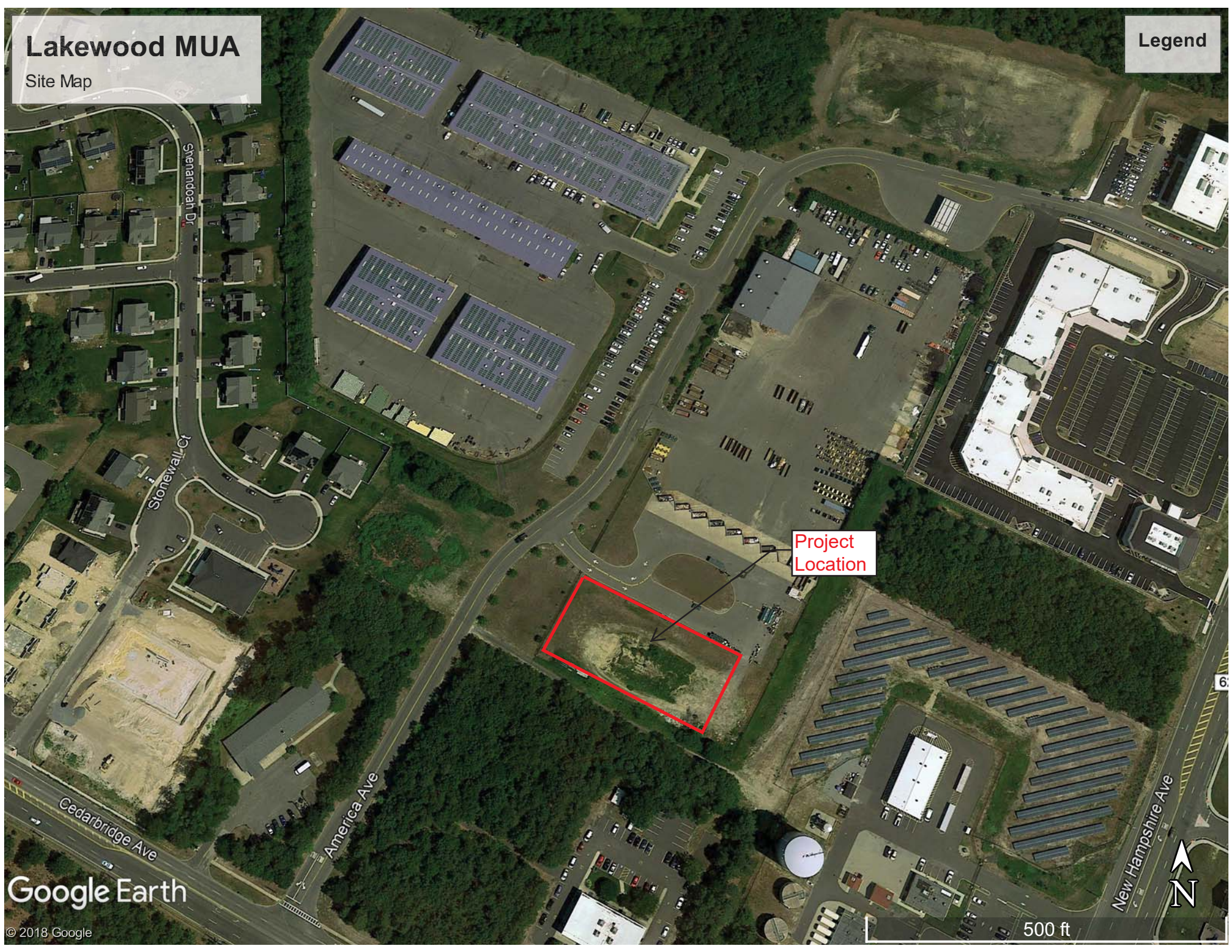
Attachment III

Conceptual Plans

Lakewood MUA

Site Map

Legend



Project Location

Google Earth

© 2018 Google

500 ft



National Flood Hazard Layer FIRMMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/14/2019 at 1:38:58 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



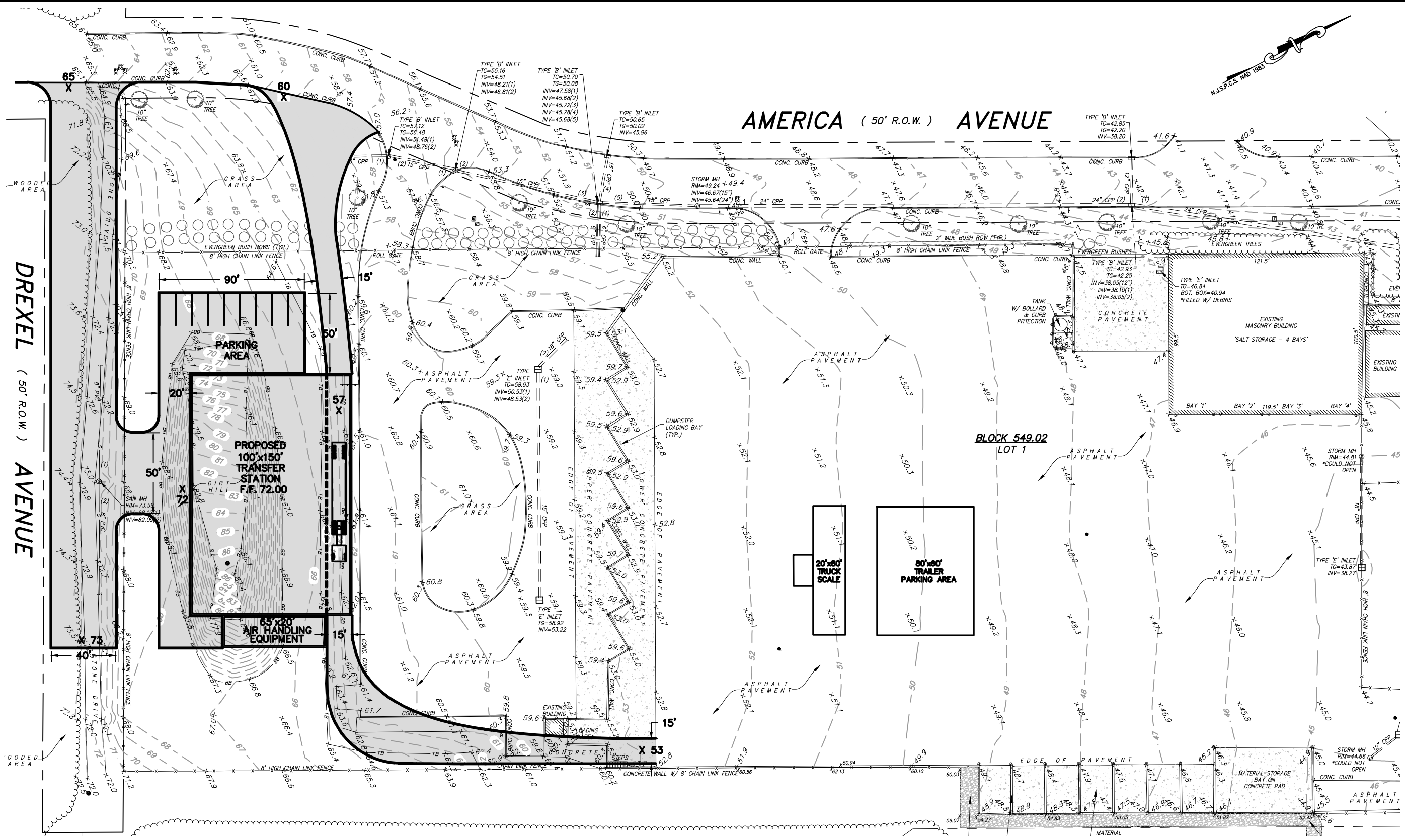
USGS The National Map: Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

40°4'34.04"N

74°10'48.92"W





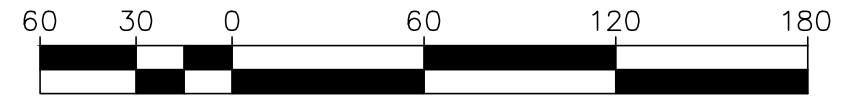
AMERICA (50' R.O.W.) AVENUE

DREXEL (50' R.O.W.) AVENUE

DATE: _____
KENNETH C. RESSLER
 NJ PROFESSIONAL ENGINEER LIC. No. 34559

CONCEPT PLAN
LAKEWOOD TRANSFER STATION
 TOWNSHIP OF LAKEWOOD,
 OCEAN COUNTY, NEW JERSEY 08701

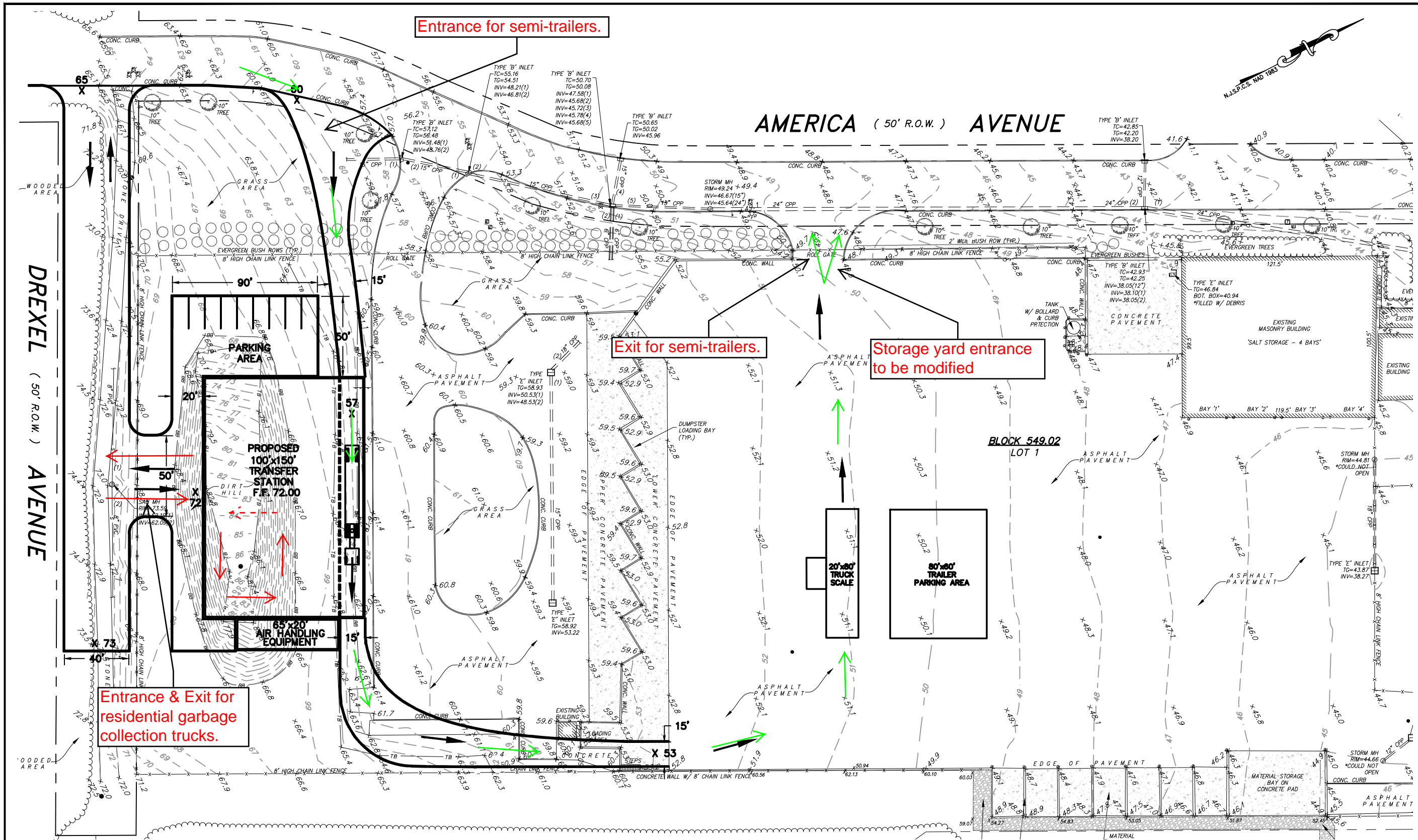
REMINGTON & VERNICK ENGINEERS
 232 KINGS HIGHWAY EAST
 HADDONFIELD, NJ 08033
 (856) 795-9595, FAX (856) 795-1882
 WEB SITE ADDRESS : WWW.RVE.COM
 Certification of Authorization: 24 GA 28003300
 ~ENGINEERING EXCELLENCE~



SCALE: 1"=60'

CALL BEFORE YOU DIG
 1-800-272-1000
 It's THE LAW
 NEW JERSEY ONE CALL Dig Safely.

CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.






Entrance for semi-trailers.

Exit for semi-trailers.

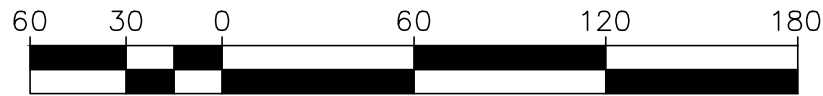
Storage yard entrance to be modified

Entrance & Exit for residential garbage collection trucks.

-  Traffic pattern of residential garbage collection trucks.
-  Residential garbage collection trucks backing into the facility.
-  Traffic pattern of semi-trailers

CALL BEFORE YOU DIG
1-800-272-1000
 It's THE LAW
 NEW JERSEY ONE CALL **Dig Safely.**

CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.



SCALE: 1"=60'

DATE:
KENNETH C. RESSLER
 NJ PROFESSIONAL ENGINEER LIC. No. 34559

TRAFFIC PLAN
LAKEWOOD TRANSFER STATION
 TOWNSHIP OF LAKEWOOD,
 OCEAN COUNTY, NEW JERSEY 08701

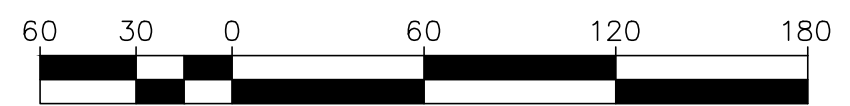
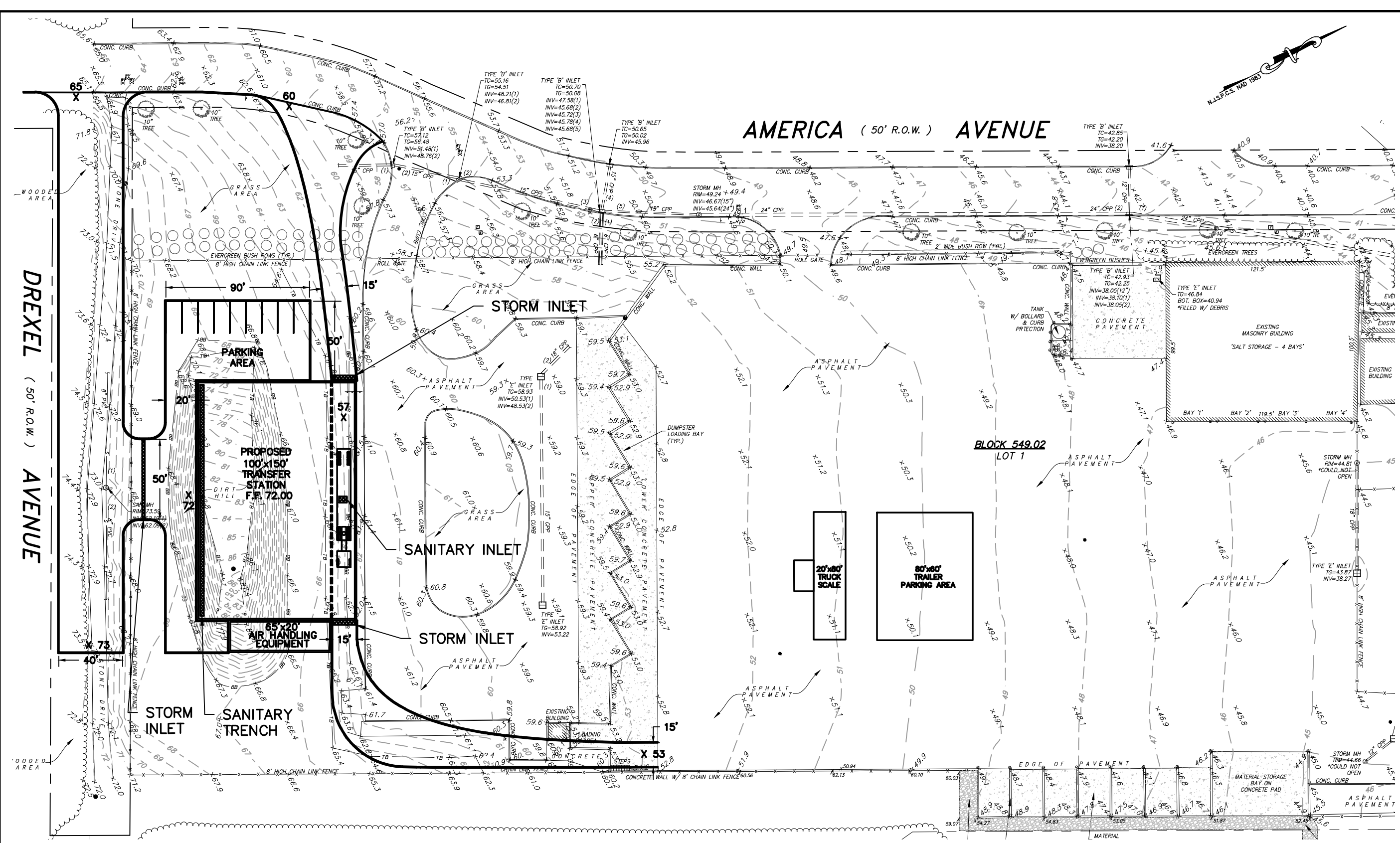
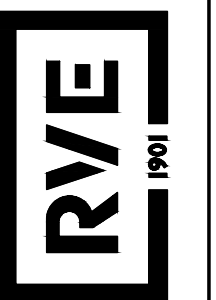
REMINGTON & VERNICK ENGINEERS
 232 KINGS HIGHWAY EAST
 HADDONFIELD, NJ 08033
 (856) 795-9595, FAX (856) 795-1882
 WEB SITE ADDRESS : WWW.RVE.COM
 Certification of Authorization: 24 GA 28003300
 ~ENGINEERING EXCELLENCE~



DATE:
KENNETH C. RESSLER
NJ PROFESSIONAL ENGINEER LIC. No. 34559

STORM WATER PLAN
LAKEWOOD TRANSFER STATION
TOWNSHIP OF LAKEWOOD,
OCEAN COUNTY, NEW JERSEY 08701

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST
HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS : WWW.RVE.COM
Certification of Authorization: 24 GA 28003300
-ENGINEERING EXCELLENCE-



SCALE: 1"=60'

CALL BEFORE YOU DIG
1-800-272-1000
It's THE LAW
NEW JERSEY ONE CALL **Dig Safely.**

CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

Attachment IV

Zoning Certification

From: [Fran Siegel](#)
To: [Gautam Patwardhan](#)
Cc: [Harold Hense](#)
Subject: RE: [External] Lakewood, NJ DPW - Proposed Transfer Station Zoning
Date: Thursday, June 27, 2019 2:23:20 PM
Attachments: [image001.png](#)

It has been determined that this is a permitted use in the M-1 Zone. As per the Lakewood Township Unified Development Ordinance, Chapter 18-903M2g, additional permitted uses – loading platform, railroad sidings or other depots

used in connection with the operation of the principal use. Also Chapter 18-903j.additional permitted uses – outdoor storage areas as an ancillary use to a principal permitted use provided that adequate provisions are made for screening,

lighting and security, where necessary. This is an accessory use to the permitted uses previously approved under SP # 1800.

Fran Siegel
Acting Zoning Officer
Township of Lakewood
212 4th Street
Lakewood, NJ 08701
732-364-3760 ext. 5601
fsiegel@lakewoodnj.gov

From: Gautam Patwardhan [mailto:Gautam.Patwardhan@rve.com]
Sent: Friday, June 21, 2019 12:20 AM
To: Fran Siegel <fsiegel@lakewoodnj.gov>
Cc: Patrick Donnelly <pdonnelly@lakewoodnj.gov>; Phil Roux <proux@lakewoodtwpnj.org>; Jacqueline Trovato <Jacqueline.Trovato@rve.com>; Jeff Staiger <jeffstaiger@lakewoodnj.gov>; Dennis Yoder <dennis.yoder@rve.com>; Terry Vogt <terry.vogt@rve.com>
Subject: [External] Lakewood, NJ DPW - Proposed Transfer Station Zoning

Good morning Fran,

Thank you for your time on Wednesday. As discussed over the phone, Remington & Vernick Engineers (RVE) is working with the Lakewood Township DPW to design and permit a solid waste transfer station for the Township. The proposed 300 ton per day (not to exceed) transfer station will be constructed at the DPW facility located at One America Avenue, Lakewood, NJ 08701. The transfer station will be used to transfer residential and commercial waste collected by the waste trucks from Lakewood Township into larger semitrailers prior to being hauled to the Ocean County Landfill located at 2498 NJ-70, Manchester Township, NJ 08759. The transfer station will be operated as a sole source facility for use by the Township only.

Lakewood owns two adjacent properties at the address mentioned above – Block 549.01, Lot 1, and Block 549.02. The DPW administration building and parking/maintenance bays for the waste collection trucks are housed in Block 549.01. The 9.30 acre Block 549.02, Lot 1 is used for roll-off

storage. A residential hazardous waste collection center, operated and managed by the DPW, is in operation on the south end of the said lot. The proposed transfer station will be constructed on Block 549.02, Lot 1.

As part of the permitting process, an application needs to be submitted to Ocean County to get the transfer station listed and approved as part of the Ocean County Solid Waste Management Plan. RVE is currently working on the application. One of the requirements for the Ocean County Application is a certified letter from the zoning officer of the municipality in which the proposed site is located, stating that the proposed facility is a permitted use, and/or conditional use. Special conditions, if any, that would apply under current municipal zoning must also be mentioned on the letter.

I have attached a tax map and zoning map for your reference. The block on which the transfer station is proposed is zoned as M-1 Industrial. I would appreciate it if you could review the maps and confirm that the proposed use of the property as a transfer station is permitted under the existing zoning code. I would also appreciate it if you could list any other zoning requirements (permits, etc.) that we might need to procure prior to construction. I am hoping that an email response would suffice in lieu of a certified letter as mentioned by you during our phone conversation.

Please feel free to reach out to me if you have any questions and/or need more information.

Regards,

Gautam Patwardhan, PhD, PE

Project Manager

Remington & Vernick Engineers, Inc.

Tel: (856) 795-9595 Ext. 1905

Cell: (856) 685-6213

gautam.patwardhan@rve.com



DISCLAIMER: This message and any documents attached contain confidential information and are intended only for the individual(s) named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail and any attached documents. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. Remington & Vernick Engineers, Inc., 232 Kings Highway East, Haddonfield, NJ 08033, www.rve.com.

Attachment V

Owner Certifications

Township of Lakewood

MUNICIPAL BUILDING
231 THIRD STREET
LAKEWOOD, NEW JERSEY 08701
732-364-2500 • FAX: 732-994-4568



OFFICE OF THE MUNICIPAL MANAGER

Patrick Donnelly

June 21, 2019

Ocean County Department of Solid Waste Management
129 Hooper Avenue
P.O. Box 2191
Toms River, NJ 08754-2191

RE: Certification to Include a Proposed Transfer Station in the Ocean County Solid Waste Management Plan, Township of Lakewood, NJ

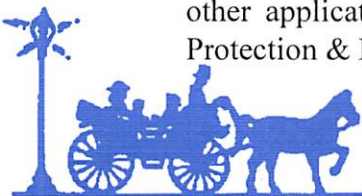
Dear Sir/Madam,

Remington & Vernick Engineers, Inc. (RVE) has been retained by the Township of Lakewood to provide design and permitting services for a proposed municipal solid waste transfer facility to be built at the existing Lakewood Department of Public Works Complex located at 1 America Avenue, Lakewood, NJ 08701. The proposed 300 tons per day (not to exceed) facility will consist of a permanent pre-engineered metal building which will facilitate the transfer of municipal solid waste from residential solid waste haulers to semitrailers for onward transportation to a solid waste facility.

The Township received the Ocean County Solid Waste Management Plan Amendment Application Procedures following a written correspondence with the Ocean County Planning Board on May 2, 2019. Section 203 of the Amendment Application Procedures listed the requirements for Transfer Stations amendment applications.

Lakewood Township is submitting this letter to fulfill the certification requirements listed under line items V, W, and X in Section 203 of the amendment application procedures. In particular, the Township certifies the following:

- As an Owner and Operator, Lakewood Township certifies that it will submit one copy of the Environmental Impact Statement, registration statement, engineering design and any other application materials required by the New Jersey Department of Environmental Protection & Energy to the Ocean County Department of Solid Waste Management.



- The Township will permit and provide access to the Ocean County Health Department and other authorized representatives to inspect the proposed facility during reasonable hours, to ascertain compliance with applicable State statutes and the provisions of the Ocean County District SWMP.
- Lakewood Township agrees to provide users of the proposed facility and the Ocean County Department of Solid Waste Management monthly reports summarizing the types and quantities of solid waste received, stored, processed or transferred at the proposed facility from each hauler or municipality, including weight receipts or other source documentation and identifying that source or point of generation of all solid waste types and quantities, in a form acceptable to the Ocean County Department of Solid Waste Management to ensure compliance with the provisions of the Ocean County District SWMP and the provisions of NJSA 13:1E-1 et seq.

We hope that this letter fulfills the certification requirements as stated in the Ocean County amendment application procedures regarding inclusion of the proposed transfer station in Ocean County's Solid Waste Management Plan.

Please contact me at (732) 364-2500 x 5200 if you require any additional information.

Sincerely yours,

TOWNSHIP OF LAKEWOOD

By



Patrick Donnelly
Municipal Manager

Attachment VI

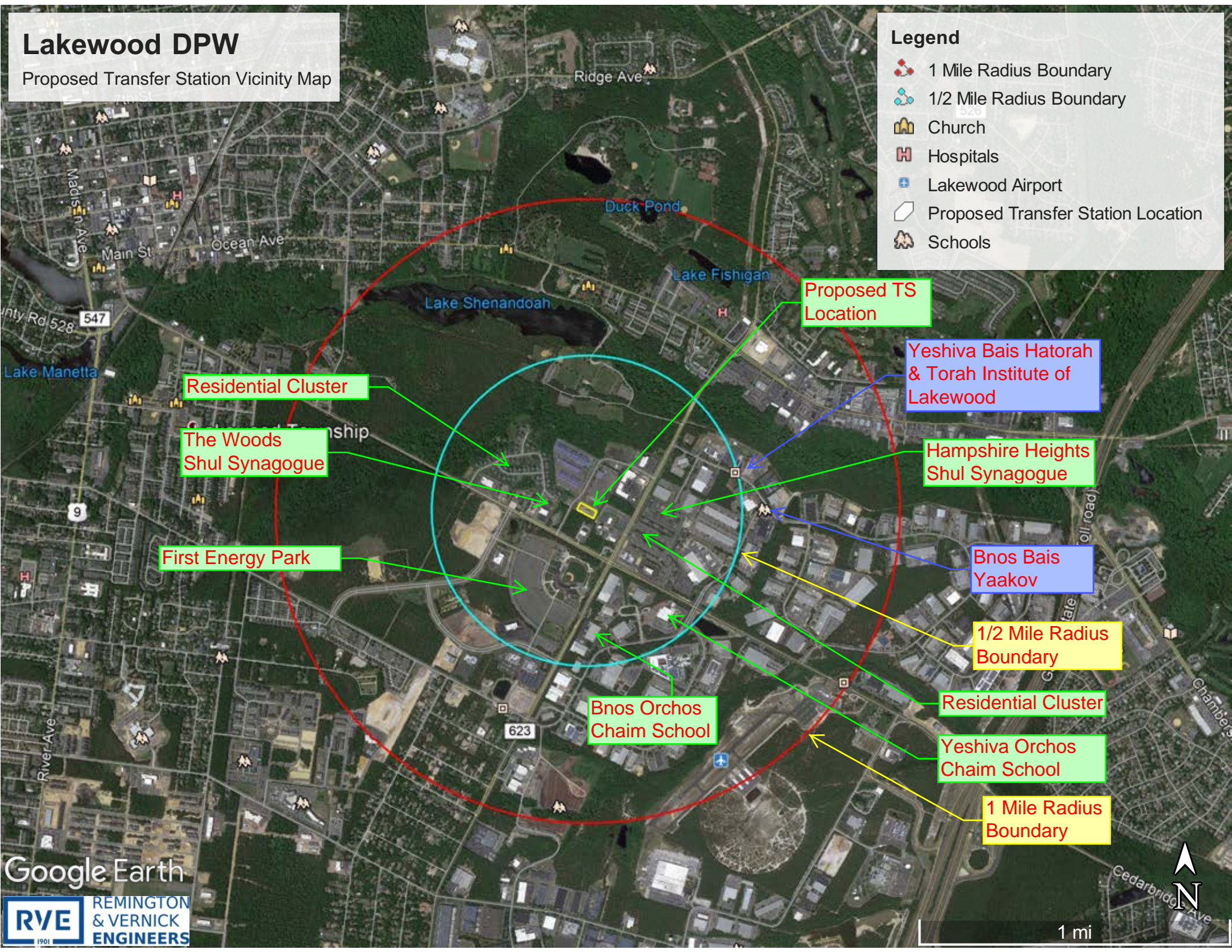
Proposed Transfer Station Vicinity Map

Lakewood DPW

Proposed Transfer Station Vicinity Map

Legend

- 1 Mile Radius Boundary
- 1/2 Mile Radius Boundary
- Church
- Hospitals
- Lakewood Airport
- Proposed Transfer Station Location
- Schools



Residential Cluster

The Woods Shul Synagogue

First Energy Park

Proposed TS Location

Yeshiva Bais Hatorah & Torah Institute of Lakewood

Hampshire Heights Shul Synagogue

Bnos Bais Yaakov

1/2 Mile Radius Boundary

Bnos Orchos Chaim School

Residential Cluster

Yeshiva Orchos Chaim School

1 Mile Radius Boundary

**AMENDMENT
to the
OCEAN COUNTY
DISTRICT SOLID WASTE
MANAGEMENT PLAN**

January 19, 2022



**PREPARED BY
OCEAN COUNTY DEPARTMENT OF SOLID WASTE MANAGEMENT
129 HOOPER AVENUE
TOMS RIVER, NEW JERSEY 08754
OCEAN COUNTY BOARD OF COMMISSIONERS**

OCEAN COUNTY BOARD OF COMMISSIONERS

John P. Kelly, Director
Virginia E. Haines, Deputy Director
Barbara Jo Crea
Gary Quinn
Joseph H. Vicari
Carl W. Block, County Administrator
Michelle I. Gunther, Clerk of the Board

OCEAN COUNTY SOLID WASTE ADVISORY COUNCIL

Angela Kacsur, Chairperson
David Most, Vice Chairperson
James Boekholt, Jr.
Alvin Burdge
George Yockachonis
Lawrence C. Hesse
Theresa Lettman
Suzanne Plesnarski
Louis A. Amoruso
Patrick Donnelly
Marc Rudman

Anthony M. Agliata, Ocean County Department of Solid Waste Management
Robert Shertenlieb, Ocean County Utilities Authority
John Protonentis, Ocean County Health Department

Gary Quinn, Commissioner Liaison

OCEAN COUNTY DEPARTMENT OF SOLID WASTE MANAGEMENT

Anthony M. Agliata, Director, Solid Waste Management
Sean McLaughlin, District Recycling Coordinator
Laura Benson, Assistant County Counsel

Plan Amendment: Lakewood Township Transfer Station

The purpose of this Plan Amendment is to include a proposed transfer station into the Ocean County District Solid Waste Management Plan. Lakewood Township seeks to install a transfer station within the existing Lakewood Public Works Complex at 1 America Avenue, Block 549.01, Lot 1 and Block 549.02, Lot 1.

The transfer station's function will be to collect Type 10 municipal solid waste (not to exceed 300 tons per day) generated within the boundaries of Lakewood Township, for delivery to the Ocean County Landfill Corporation sanitary landfill facility ("OCLC"). Type 10 solid waste is classified as household, commercial or institutional waste and is accepted at landfills. The proposed facility will consist of a permanent pre-engineered metal building, which will facilitate the transfer of mixed municipal solid waste from Lakewood's solid waste haulers to semitrailers for onward transportation to the landfill.

Existing Lakewood Public Works Complex Operations

- The Lakewood Township Department of Public Works (DPW) owns two properties adjacent to each other – Block 549.01, Lot 1, and Block 549.02, Lot 1. Both properties are placed in zoning district Industrial (M-1, see Appendix B) per the Township's Unified Development Ordinance, Chapter 18-903.
- DPW administration building and parking/maintenance bays for garbage trucks are housed in Block 549.01. The 9.30-acre Block 549.02, Lot 1 is used for roll-off storage. A residential waste collection center, operated and managed by the DPW, is in operation on the south end of said lot.
- Lakewood Township maintains and operates a fleet of haulers that collect residential and commercial waste from residents and businesses in Lakewood Township. Crews operate in three shifts to collect and process approximately 120 tons of residential and commercial waste daily, throughout Township boundaries.
- Collected waste is transported by DPW trucks to the Ocean County Landfill, located at 2498 NJ-70, Manchester Township, NJ 08759. Currently, if collection efforts continue past landfill closing time crews park haulers at the DPW complex overnight for disposal at the OCLC facility the following morning.
- Lakewood Township also collects recyclables during curbside pickups and transports them directly to the County's local recycling facility, the Ocean County Northern Recycling Center, located on New Hampshire Avenue in Lakewood.
- The proposed transfer station will be constructed on Block 549.02, Lot 1. See attached Tax Map (Appendix A) for more information.

Proposed Transfer Station Operations

- The proposed transfer station will be operated as a sole source facility by Lakewood Township, and will process residential and commercial waste collected from the residences, institutions, and businesses within Lakewood Township boundaries only.
- All waste processed at the proposed transfer facility will be transported to the Ocean County Landfill Corporation (OCLC) facility for final disposal.
- To account for future growth and/or higher than average collection periods, proposed facility would be designed to process 300 tons per day (109,500 tons per year) of mixed municipal solid waste. Based on a volume to weight conversion factor of 300 lbs. per cubic yard, published by the US EPA in April 2016, this amounts to 2,000 cubic yards per day (730,000 cubic yards per year).
- Hours of operation shall be Sunday through Saturday 6 AM - 9 PM. Perimeter of the DPW complex is fenced and access is restricted through designated entry and exit points. Additional fencing will be installed at the perimeter of the proposed transfer station, and access will be restricted through a single access gate. The transfer station is not open to the general public; access to the facility will be limited to Lakewood DPW personnel, i.e. collection truck drivers and semitrailer operators.
- Lakewood staff and security personnel are present at the DPW facility during regular working hours. DPW personnel will be present onsite during operating hours. In the event of holidays and/or closures due to unforeseen circumstances, facility access gates will be locked to block public access.
- Mixed municipal solid waste will be collected from residences, businesses, and institutions within Lakewood Township boundaries, by collection trucks operated and maintained by the Township DPW or by private haulers contracted to collect waste generated in the Township under a municipal contract. Waste that is routed to the transfer station will be transferred from smaller collection trucks to larger semitrailers at the facility, and weighed prior to being transported to the Ocean County Landfill.
- No waste is anticipated to be stored at the transfer station facility overnight during normal operations. If unforeseen circumstances require storage of waste overnight at the transfer facility, waste will be transferred to covered semitrailers and then parked on a concrete pad reserved for the trailers. Stored waste will be transported to the Ocean County Landfill Corporation (OCLC) sanitary landfill facility the next day.
- Transfer station will not have offices and/or employee break rooms, as these facilities exist in proximity via DPW administration building and maintenance facilities across the street.

Transfer Facilities in NJ

Transfer facilities are a reliable tool for solid waste disposal throughout the country, and are recognized in New Jersey as solid waste facilities as defined in NJSA 13:1E-3(h). This statute identifies plants, structures and other real and personal property acquired, constructed, or operated, including vehicles and equipment, for the collection or disposal of solid waste in a sanitary manner. Statute also includes transfer stations, incinerators, resource recovery facilities, sanitary landfill facilities, or other plants collecting or disposing of solid waste. The Department of Environmental Protection must review and approve of the location, design, construction and operation of any solid waste facility; the DEP will not accept an application for review until the proposed facility is included in the Ocean County District Solid Waste Management Plan.

As summarized in Table 1, there are currently 51 registered transfer facilities operational in New Jersey. At this time there are no registered transfer facilities located in Ocean County, however Toms River Township (then Dover Township) received Plan approval for a transfer station back in April of 1996. The County's Southern Recycling Center also operates as a Recyclables Transfer Station, collecting recyclable material generated in the southern portions of Ocean County from municipal, commercial, and private haulers to be loaded into semitrailers and transported to the County's Recyclable Materials Processing Facility in Lakewood Township.

It should be further noted that the Ocean County Landfill Corp. facility currently houses a 2,000 ton per day municipal solid waste transfer facility within its property, to be utilized as an operational transfer station when the landfill reaches capacity (estimated to occur around 2037). At this point in time the OCLC's transfer station is non-operational and not recognized by the NJDEP.

Table 1 -- Transfer Station/Intermodal Container/Material Recovery Facilities (Operating)

<u>FACILITY NAME/COUNTY</u>	<u>NJEMS PI</u>	<u>WASTE TYPE</u>	<u>PHONE</u>	<u>LOCATION</u>	<u>CITY</u>
ATLANTIC					
Atlantic County Utilities Authority	143393	10,13,13C,23, 25,27,27A,27I	(609) 272-6950	Delilah Rd.	Egg Harbor Twp.
BERGEN					
IWS Transfer Systems of NJ, Inc.	131858	10,13,13C, 23	(201) 768-5407	60 Railroad Ave.	Closter
WMNJI (Fairview)	131871	10,13,13C,23,27	(855) 389-8047	61 Broad Avenue	Fairview
I.W.S. Transfer System of NJ, Inc.	131873	10,13,13C,23,27	(973) 340-0431	19-35 Atlantic St.	Garfield
National Transfer, Inc.	131883	10,13,13C,23,27	(973) 778-4764	445 N Main St.	Lodi
S & L Zepetelli, Inc.	131894	13,13C,27	(201) 440-8092	191 Moonachie Rd.	Moonachie
BURLINGTON					
Hainesport Industrial Railroad	286283	13,13C	(609) 261-8092	5900 Sylon Blvd.	Hainesport
RSNJ, LLC-Mt. Laurel	133508	10,13,13C,23,27	(856) 234-4000	Springdale & Church Roads	Mt. Laurel
CAPE MAY					
Cape May Co. MUA (Middle Twp.)	133526	10,13,13C	(609) 465-9026	Shunpike Road	Cape May Ct. House
ESSEX					
Advanced Enterprises Recycling, Inc.	213296	10, 13, 13C, 23, 25, 27	(973) 344-5067	540 Doremus Ave.	Newark
Advanced Enterprises Recycling, Inc. (Intermodal Containers ONLY)	238466	10,13,13C, 23,27	(973) 344-5067	540 Doremus Ave.	Newark
Evergreen Recycling Solutions	501232	10,13,13C,27	(973) 242-3030	110 Evergreen Ave.	Newark
EPIC (Intermodal Containers ONLY)	132144	10,12,13,13C,23, 25,27,72,73,74	(973)601-9212	Brills Yard/Wilson Ave.	Newark
Lemcor, Inc.	132133	10,13,13C,27,72	(973) 642-1212	170 Frelinghuysen Ave.	Newark
HUDSON					
IWS Transfer Systems of NJ.	195492	10,13,13C,23,25,27	(201) 830-3269	375 Routes 1 & 9 South	Jersey City
Clean Earth of North Jersey, Inc.	230216	13, 13C, 27, 27A, 72	(973) 344-4004	105 Jacobus Avenue	Kearny
Cardella Trucking	132244	13, 13C	(800) 548-7001	2400 Tonnelle Ave.	No. Bergen Twp.
Consolidated Environmental Services	265387	13C	(201) 866-1973	3700 Westside Ave.	No. Bergen
Lincoln Recycling	132246	10,13,13C,23, 27	(201) 974-2962	4711 Dell Ave.	No. Bergen
Total Waste Services	476582	13, 13C, 27	(201) 854-7676	25-31 94th Street	No. Bergen
Westside Transload, LLC	452296	13, 13C, 23, 27	(800) 548-7001	5600 West Side Ave.	No. Bergen
Allegro Sanitation Corp.	132250	10,13,13C, 23, 27	(201) 863-1063	278 Secaucus Road	Secaucus
HUNTERDON					
Hunterdon County Util. Authority	132254	10,13,13C,23,25,27	(908) 788-1351	Petticoat Lane	Flemington
MERCER					
Mercer County Improv. Auth.	133577	10	(609) 278-8100	N. Olden Ave.	Trenton
Mercer Group Int.	197093	10,13,13C,23,27	(609) 393-4834	4 Beakes St.	Trenton
Duck Island Recycling TS/MRF	464985	13, 13C	(609) 559-0900	2100 Lambertson Road	Hamilton Twp.

MIDDLESEX

986 Jersey Avenue	532911	13, 13C	n/a	986 Jersey Ave.	New Brunswick
RSNJ, LLC-Middlesex	132341	10,13,13C,23,25,27	(732) 469-3777	92 Bakeland Ave.	Middlesex
RSNJ, LLC-New Brunswick	132390	10,13,13C,23,27	(732) 545-8988	5 Industrial Drive	New Brunswick
Perth Amboy City Transfer	133598	10,13,13C,23	(732) 826-2010	599 Fayette St.	Perth Amboy
RSNJ, LLC-So. Plainfield	132382	10,13,13C,23,25,27	(908) 561-8380	11 Harmich Rd.	So. Plainfield
Safety-Kleen Systems, Inc. (Intermodal Containers ONLY)	733516	13C,27	(908) 941-3652	116 Skyline Drive	So. Plainfield
Sakoutis Bros. Disposal Inc.	132384	10,13,13C,27	(908) 222-8310	2101 Roosevelt Ave.	So. Plainfield

MONMOUTH

Freehold Cartage	193704	10,13,13C,23,27	(732) 462-1001	825 Hwy 33 East	Freehold Twp
Mazza & Sons	195599	13,13C	(732) 922-9292	3230 Shafto Road	Tinton Falls
Monmouth County MRF	133927	10,13,13C,23,25,27,27A,27I	(732) 683-8686	6000 Asbury Ave.	Tinton Falls
RSNJ, LLC - Tinton Falls	132443	13,13C	(732) 542-2348	1861 Wayside Rd.	Tinton Falls

MORRIS

Morris County MUA (Mt. Olive)	133624	10,13,13C,23,25,27	(973) 285-8390	Goldmine Road	Mt. Olive
Morris County MUA (Par-Troy)	132507	10,13,13C,23,25,27	(973) 285-8390	Edwards Rd.	Parsippany

PASSAIC

Coastal Distribution of Paterson LLC.	494846	13,13C,27	(973) 278-0019	30-36 4th Avenue	Paterson
Covanta Sustainable Solutions (Fulton St.)	133649	10,13,13C,23,25,27	(973) 278-3636	20-32 Fulton St.	Paterson
Covanta Sustainable Solutions (River St.)	132581	10,13,13C,23,27	(973) 278-3636	178 River St.	Paterson
Gaeta Recycling Co., Inc.	132582	10,13,13C,23,27	(973) 278-6625	278 W Railway Ave.	Paterson

SOMERSET

Bridgewater Resources, Inc.	132640	10,13,13C,23,25,27	(732) 271-2800	15 Polhemus Lane	Bridgewater
Bridgewater Res. Inc. (Intermodal Containers ONLY)	135683	10,13,23,25,27	(732) 271-2800	15 Polhemus Lane	Bridgewater

SUSSEX

Cavalier Env. Compliance Services.	213190	13C	(973) 512-2402	482 Houses Corner Road	Sparta
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UNION

WMNJI -Julia St.	132698	10,13,13C,23,25,27	(855)389-8047	864 Julia St.	Elizabeth
Allstate Power Vac, Inc. (Intermodal Containers ONLY)	420780	12, 13, 13C, 27, 27A, 72, 74	(732) 815 -0220	928 E, Hazelwood Avenue	Rahway
Plainfield City	132718	10,13,13C,23,27	(908) 226-2518	Rock Ave.	Plainfield
Summit City Transfer	132728	10,13,13C,23,27	(908) 273-6404	New Providence Ave.	Summit
WMNJI - So. Front St. (Intermodal Containers ONLY)	731349	10,13,25,27,27I	(855) 389-8047	650 Front Street	Elizabeth

Last Updated: August 16, 2021

Demand for a Transfer Facility in Lakewood

With consideration of unique population density challenges seen in Lakewood Township, in concert with inherently limited hours of operation for landfills (the OCLC facility operates 7 AM - 3:30 PM Monday through Friday, 7 AM - 12 PM Saturday), the need for a transfer station servicing Lakewood Township is demonstrable. Currently Lakewood's Department of Public Works handles 120 tons of Mixed Municipal Solid Waste (Residential, Institutional, & Commercial Entities) per day on average, a number that is expected to increase into the future. This number is already subject to increases around religious holidays and other peak load periods in the municipality.

The proposed transfer facility will effectively serve the population of Lakewood Township well into the future, and allow the municipality to collect and store solid waste overnight as needed during peak load periods, with negligible increases to current traffic patterns; Department of Public Works collection trucks already traverse the roadways in and around their existing DPW complex daily. The planned transfer station will introduce up to three (3) new semitrailers into the traffic plan, however these trailers may lead to decreases in roadway and/or landfill congestion by transferring waste from Lakewood Township to the Ocean County Landfill more efficiently (each trailer can transport an amount of waste that would normally require four collection trucks, roughly). The transfer station will also aid waste hauling services by providing flexibility for the municipality's daily collection routes, enabling waste collection trucks to quickly dump collected material in a centralized location within the Township and then return to their routes while that material is aggregated and re-directed to the Ocean County Landfill Corporation facility.

Conclusion

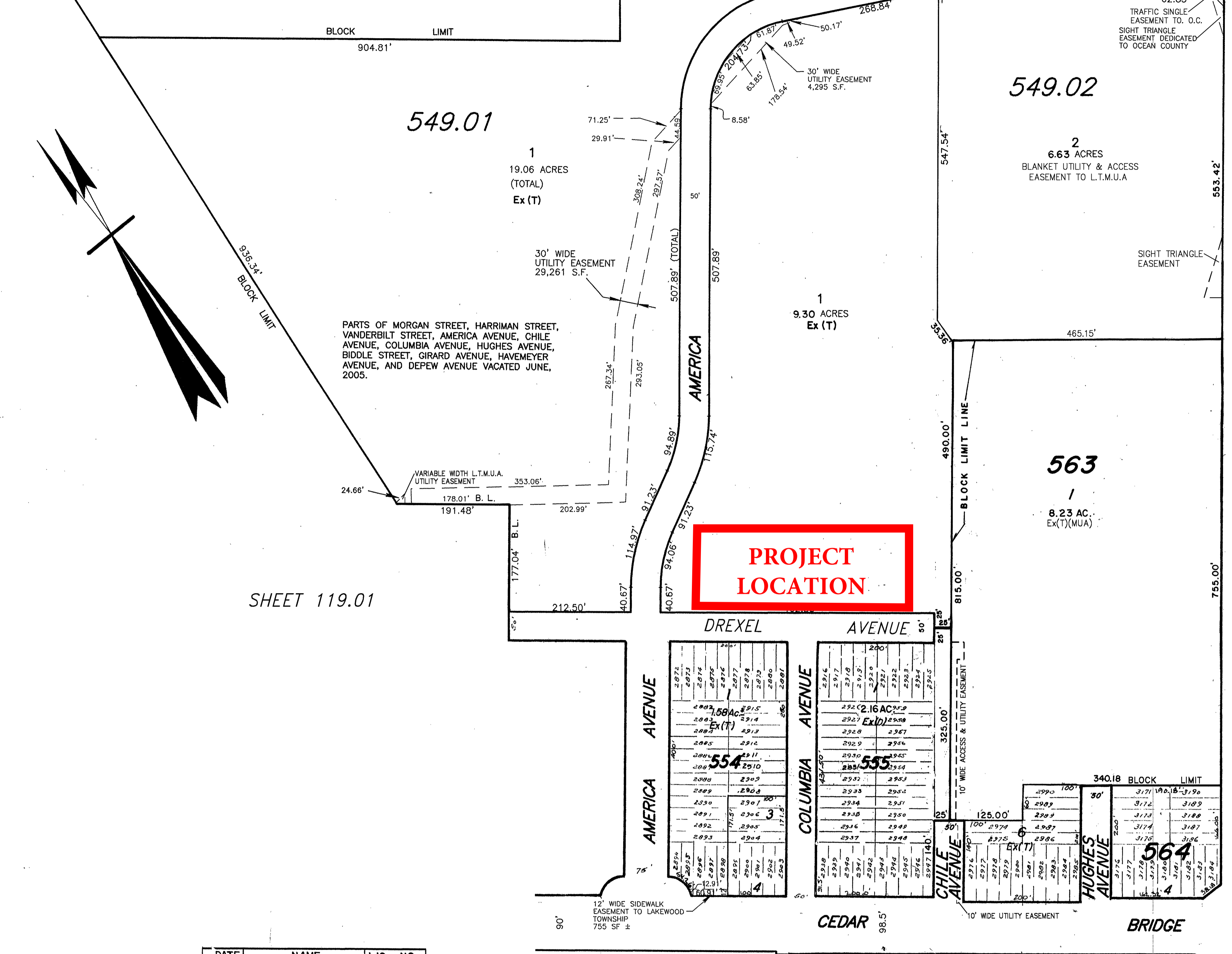
Based on the aforementioned facts, the proposed Lakewood Township Transfer Station is deemed consistent with the Ocean County District Solid Waste Management Plan. Therefore the proposed facility is included in the Ocean County District Solid Waste Management Plan as a municipal solid waste transfer facility at Block 549.01, Lot 1 and Block 549.02, Lot 1 in the Township of Lakewood, subject to obtaining all necessary state and local permits and reaching agreement with the County regarding the specific terms of operations.

Appendix

- A.** Tax Map
- B.** Zoning Map
- C.** Conceptual Plan
- D.** Traffic Plan
- E.** Resolution of Adoption - Solid Waste Advisory Council
- F.** Resolution of Adoption - Board of Commissioners (DRAFT)
- G.** Agreement - Board of Commissioners / Lakewood Twp. (DRAFT)

REVISIONS			REVISIONS		
DATE	NAME	LIC. NO.	DATE	NAME	LIC. NO.
8-90	HARRY W. MAGER, JR.	L.S. 20810	3-2013	REMINGTON & VERNICK ENGINEERS	23924
5-91	HARRY W. MAGER, JR.	L.S. 20810	9-2013	REMINGTON & VERNICK ENGINEERS	23924
3-92	HARRY W. MAGER, JR.	PL.S. 20810	11-2013	REMINGTON & VERNICK ENGINEERS	23924
11-92	HARRY W. MAGER, JR.	L.S. 20810	7-2014	REMINGTON & VERNICK ENGINEERS	42627
3-93	HARRY W. MAGER, JR.	L.S. 20810	5-2015	REMINGTON & VERNICK ENGINEERS	42627
9-93	HARRY W. MAGER, JR.	L.S. 20810	12-2015	REMINGTON & VERNICK ENGINEERS	42627
1-94	HARRY W. MAGER, JR.	L.S. 20810	5-2016	REMINGTON & VERNICK ENGINEERS	42627
6-95	HARRY W. MAGER, JR.	L.S. 20810			
9-95	HARRY W. MAGER, JR.	L.S. 20810			

SHEET 125



SHEET 119.01

SHEET 124.02

SHEET 124.01

SHEET 129

APPENDIX A

REVISIONS			REVISIONS		
DATE	NAME	LIC. NO.	DATE	NAME	LIC. NO.
4-96	HARRY W. MAGER, JR.	L.S. 20810	12-03	BIRDSALL ENGINEERING INC	LS 19458
8-96	HARRY W. MAGER, JR.	L.S. 20810	11-04	BIRDSALL ENGINEERING, INC	6827188
4-97	HARRY W. MAGER, JR.	L.S. 20810	11-05	BIRDSALL ENGINEERING, INC	6827188
5-00	BIRDSALL ENGINEERING INC	L.S. 19458	11-06	BIRDSALL ENGINEERING, INC	68 19458
12-01	BIRDSALL ENGINEERING INC	L.S. 19458	04-07	BIRDSALL ENGINEERING, INC	6519458
4-02	BIRDSALL ENGINEERING INC	L.S. 19458	10-08	BIRDSALL ENGINEERING, INC	6835846
			8-2009	HARRY W. MAGER, JR.	PL.S. 20810
			5-2010	REMINGTON & VERNICK ENGINEERS	23924
			8-2010	REMINGTON & VERNICK ENGINEERS	23924
			4-2011	REMINGTON & VERNICK ENGINEERS	23924

SHEET 120

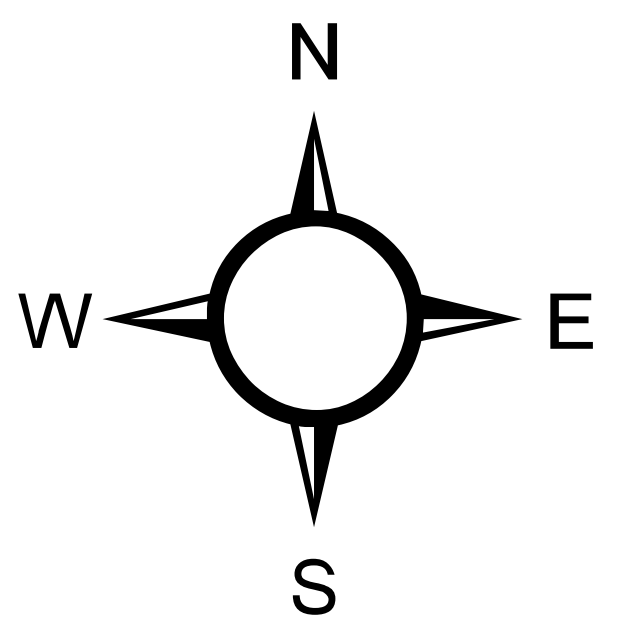
SHEET 123

NEW JERSEY DEPARTMENT OF TREASURY
 DIVISION OF TAXATION
 LOCAL PROPERTY TAX MAPS
 APPROVED AS A TRUE AND CORRECT COPY OF THE
 RECORDS OF THE DIVISION OF TAXATION OF 1939, INC.
 FOR THE LIBERAL DIVISION OF INFORMATION
 APR 05 2009 7 69

STATE TAX DEPARTMENT
 Approved as a Tax Map According to the
 Provisions of Chapter 175, Laws of 1913.
 J. H. THAYER MARTIN
 State Tax Commissioner
 Chief Engineer
 Date: Nov. 22, 1940. Serial No. 87.

TAX MAP
 LAKEWOOD TOWNSHIP
 OCEAN COUNTY, N.J.
 SCALE: 1"=100'
 1939
 GEORGE B. WADDILL
 LICENSED ENGINEER & SURVEYOR
 LAKEWOOD, N.J.
 REVISED 10/54
 Bruce M. Larrabee

8-1-84 Rev. for Revaluation
 12-87 UPDATE - HARRY W. MAGER, JR. - L.S.
 5-88 UPDATE - HARRY W. MAGER, JR. - L.S.
 10-88 REV. FOR REVALUATION - HARRY W. MAGER, JR. - L.S.
 10/69 STANLEY B. PETERS
 7/74 Daniel A. DeSessa
 10/74 " " "
 5/81 " " "



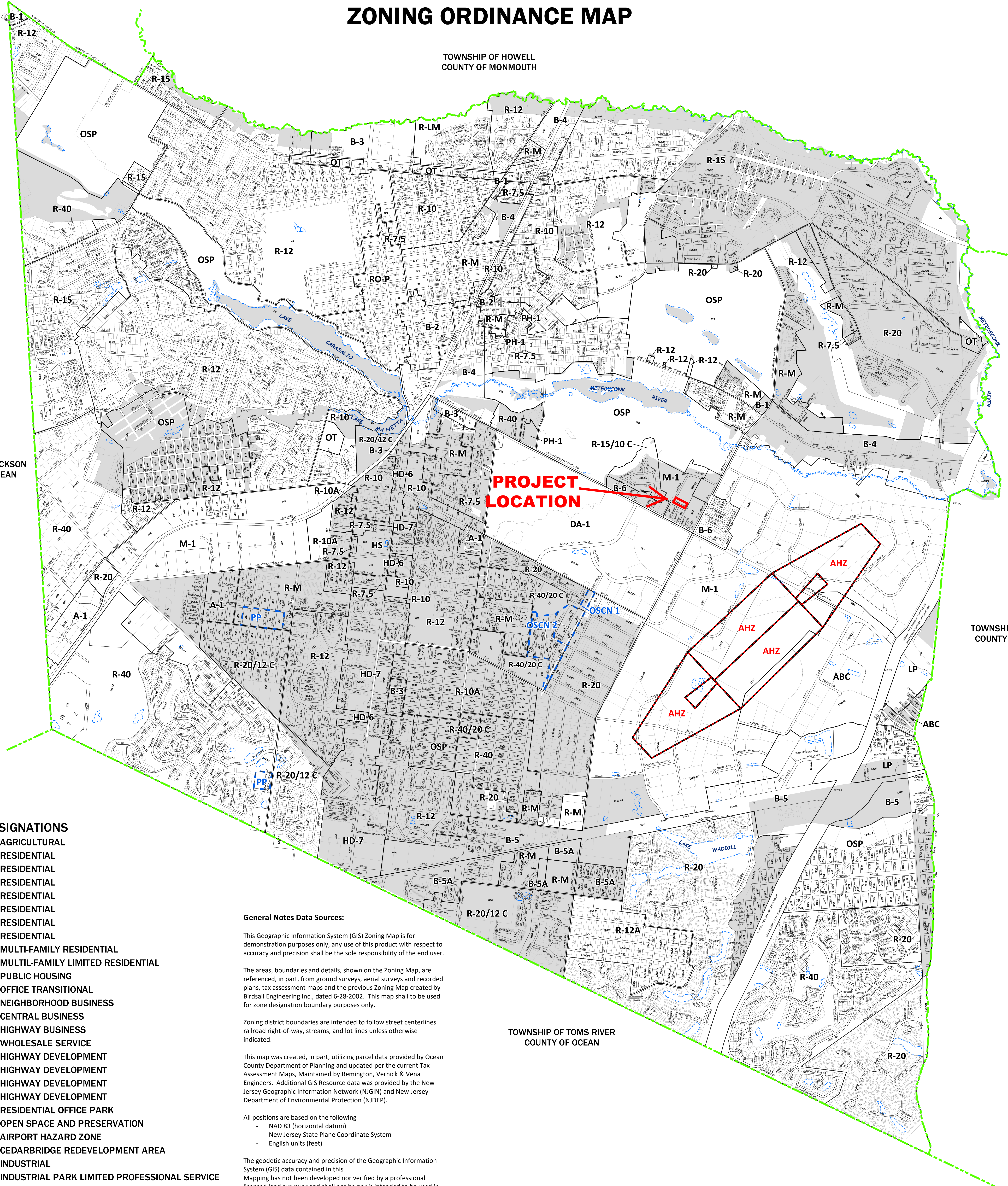
TOWNSHIP OF LAKEWOOD Ocean County, New Jersey ZONING ORDINANCE MAP

TOWNSHIP OF HOWELL
COUNTY OF MONMOUTH

TOWNSHIP OF JACKSON
COUNTY OF OCEAN

TOWNSHIP OF BRICK
COUNTY OF OCEAN

TOWNSHIP OF TOMS RIVER
COUNTY OF OCEAN



ZONE DESIGNATIONS

- A-1 AGRICULTURAL
- R40 RESIDENTIAL
- R20 RESIDENTIAL
- R15 RESIDENTIAL
- R12 RESIDENTIAL
- R12A RESIDENTIAL
- R10 RESIDENTIAL
- R7.5 RESIDENTIAL
- R-M MULTI-FAMILY RESIDENTIAL
- R-LM MULTIFAMILY LIMITED RESIDENTIAL
- PH-1 PUBLIC HOUSING
- OT OFFICE TRANSITIONAL
- B-1 NEIGHBORHOOD BUSINESS
- B-2 CENTRAL BUSINESS
- B-3 HIGHWAY BUSINESS
- B-4 WHOLESALE SERVICE
- B-5 HIGHWAY DEVELOPMENT
- B-5A HIGHWAY DEVELOPMENT
- HD-6 HIGHWAY DEVELOPMENT
- HD-7 HIGHWAY DEVELOPMENT
- ROP RESIDENTIAL OFFICE PARK
- OSP OPEN SPACE AND PRESERVATION
- AHZ AIRPORT HAZARD ZONE
- DA-1 CEDARBRIDGE REDEVELOPMENT AREA
- M-1 INDUSTRIAL
- LP INDUSTRIAL PARK LIMITED PROFESSIONAL SERVICE
- B-6 CORPORATE CAMPUS/STADIUM SUPPORT ZONE
- HS HOSPITAL SUPPORT
- R-10A SINGLE FAMILY RESIDENTIAL
- ABC AIRPORT BUSINESS COMMERCIAL
- OSCN 1 OAK STREET CORE NEIGHBORHOOD OVERLAY ZONE-1
- OSCN 2 OAK STREET CORE NEIGHBORHOOD OVERLAY ZONE-2
- PP PUBLIC PURPOSE (PP) OVERLAY
- R-10B SINGLE FAMILY RESIDENTIAL
- R-20A SINGLE FAMILY RESIDENTIAL
- R-15/10C RESIDENTIAL CLUSTER
- R-20/12C RESIDENTIAL CLUSTER
- R-40/20C RESIDENTIAL CLUSTER
- PDNC PLANNED DEVELOPMENT NON-CONTIGUOUS CLUSTER (PDNC) OVERLAY

General Notes Data Sources:

This Geographic Information System (GIS) Zoning Map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

The areas, boundaries and details, shown on the Zoning Map, are referenced, in part, from ground surveys, aerial surveys and recorded plans, tax assessment maps and the previous Zoning Map created by Birdsall Engineering Inc., dated 6-28-2002. This map shall be used for zone designation boundary purposes only.

Zoning district boundaries are intended to follow street centerlines railroad right-of-way, streams, and lot lines unless otherwise indicated.

This map was created, in part, utilizing parcel data provided by Ocean County Department of Planning and updated per the current Tax Assessment Maps, Maintained by Remington, Vernick & Vena Engineers. Additional GIS Resource data was provided by the New Jersey Geographic Information Network (NJGIN) and New Jersey Department of Environmental Protection (NJDEP).

All positions are based on the following
- NAD 83 (horizontal datum)
- New Jersey State Plane Coordinate System
- English units (feet)

The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this Mapping has not been developed nor verified by a professional licensed land surveyor and shall not be nor is intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls.

All Geographic Information System (GIS) Zone designation mapping was prepared in compliance with Township Code, Chapter XVII (Unified Development Ordinance), Article IX, Section 18-900. The Land Use Element of the 2017 Lakewood Township Master Plan outlines specific amendments to Chapter XVII, which was adopted under Ordinance No. 2017-51 & 2017-52 on October 25, 2017.

The extent of the Planned Development Non-Contiguous Cluster (PDNC) Overlay Zone District boundary was drafted based on a variety of environmental resource factors other than the underlying zone and parcel boundaries. As a result, the extent of the PDNC Overlay Zone District may not align with or correspond with the boundaries of underlying zone districts and parcel or lot boundaries.

PROJECT LOCATION

LEGEND

- MUNICIPAL BOUNDARY
- WATER BODIES
- PRIVATE ROAD
- 1000 PARCELS

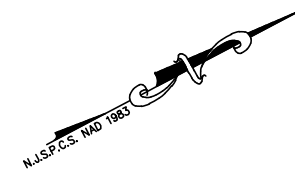
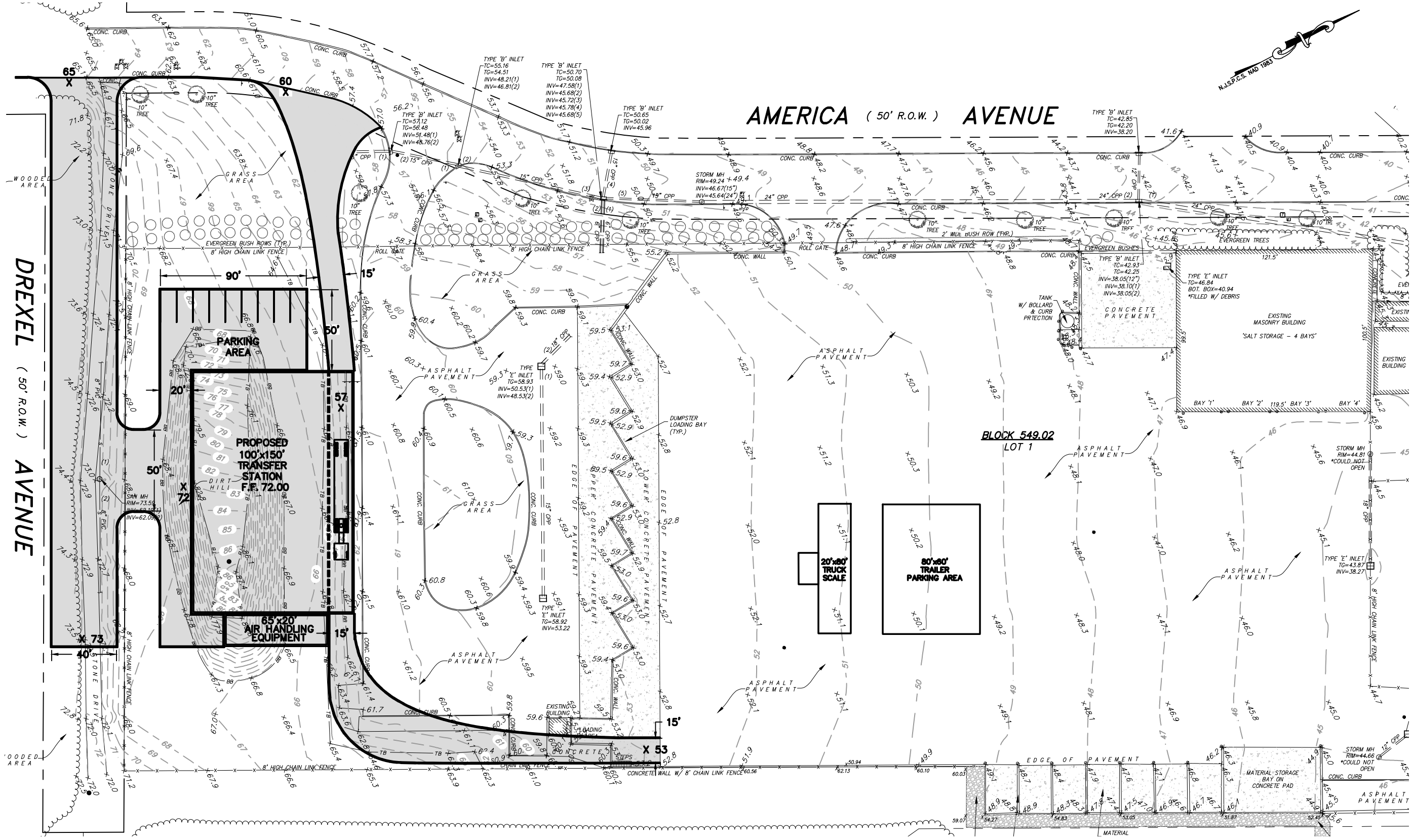
CRAIG F. REMINGTON
PROFESSIONAL PLANNER LIC. NO. 1877

0 1,000 2,000 4,000 Feet
1 inch = 1,000 feet
ORIGINAL SCALE BASED ON 36" x 48" PAPER SIZE



REMITTONG & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST, HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
--ENGINEERING EXCELLENCE--

DECEMBER 7, 2017



DATE: _____
KENNETH C. RESSLER
 NJ PROFESSIONAL ENGINEER LIC. No. 34559

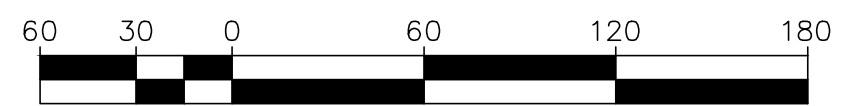
CONCEPT PLAN
LAKEWOOD TRANSFER STATION
 TOWNSHIP OF LAKEWOOD,
 OCEAN COUNTY, NEW JERSEY 08701

REMINGTON & VERNICK ENGINEERS
 232 KINGS HIGHWAY EAST
 HADDONFIELD, NJ 08033
 (856) 795-9595, FAX (856) 795-1882
 WEB SITE ADDRESS : WWW.RVE.COM
 Certification of Authorization: 24 GA 28003300
 ~ENGINEERING EXCELLENCE~



CALL BEFORE YOU DIG
 1-800-272-1000
 It's THE LAW
 NEW JERSEY ONE CALL Dig Safely.

CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.



SCALE: 1"=60'

RESOLUTION

SEPTEMBER 20, 2021

WHEREAS, the County has received an application from Lakewood Township to include a proposed transfer station into the Ocean County District Solid Waste Management Plan as a solid waste facility to process 300 tons per day (not to exceed) of municipal solid waste at Block 549.02, Lot 1 and Block 549.02, Lot 1, at One America Avenue, Lakewood Township; and

WHEREAS, the Ocean County Solid Waste Advisory Council has reviewed the application provided by Lakewood Township; and

WHEREAS, the applicant and their consultants made a presentation at the Ocean County Solid Waste Advisory Council Meeting on September 20, 2021; and

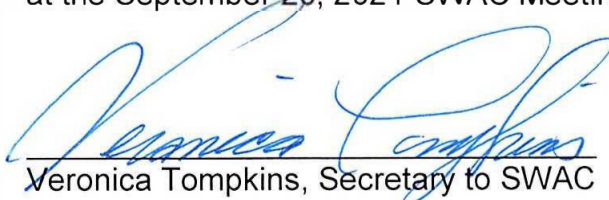
WHEREAS, the applicant has agreed to enter into a Voluntary Agreement with the County of Ocean detailing the operation of the Transfer Station.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF OCEAN, STATE OF NEW JERSEY, as follows:

The Ocean County Solid Waste Advisory Council recommends that the Board of Commissioners consider a Plan Amendment to include Lakewood Township's Proposed Transfer Station into the Ocean County District Solid Waste Management Plan, contingent upon the following:

- 1) Lakewood Township Committee shall enter into an Agreement with the Ocean County Board of Commissioners regarding the specific terms of the transfer station operations.

I certify that this Resolution was adopted at the September 20, 2021 SWAC Meeting.


Veronica Tompkins, Secretary to SWAC

RESOLUTION

January 19, 2022

WHEREAS, the Ocean County Board of Commissioners has adopted and the Commissioner of the New Jersey Department of Environmental Protection has certified, as required by law, a Solid Waste Management Plan for the Ocean County Solid Waste District (hereinafter “District”); and

WHEREAS, the Ocean County Board of Commissioners has adopted amendments to the District Solid Waste Management Plan (hereinafter “Plan”) to provide a comprehensive strategy for the management, recycling and disposal of solid waste generated within District; and

WHEREAS, Lakewood Township submitted an application on September 17, 2021 to establish a municipal solid waste transfer facility (“Facility”) located within their existing Public Works Complex at Block 549.01, Lot 1 and Block 549.02, Lot 1 at One America Avenue, Lakewood Township; and

WHEREAS, Ocean County's Department of Solid Waste Management reviewed the application and confirms the need and function for such a facility; and

WHEREAS, the Ocean County Solid Waste Advisory Council recommended to the Ocean County Board of Commissioners that a draft Plan Amendment be prepared for the inclusion of the proposed transfer facility in the Plan in order to meet the needs of Lakewood Township into the future; and

WHEREAS, a draft Plan Amendment has been prepared to include the Lakewood Township Transfer Station in the Ocean County District Solid Waste Management Plan as set forth above; and

WHEREAS, the Plan Amendment has been publicly distributed as required by law and the draft Plan Amendment was subject to public comment during a public hearing conducted by the Ocean County Board of Commissioners on December 15, 2021; and

WHEREAS, the Ocean County Board of Commissioners has carefully considered the recommendation of the County's professional staff, consultants, and the Ocean County Solid Waste Advisory Council and has further considered both oral and written comments and testimony from the public hearing; and

WHEREAS, N.J.S.A. 13:1E-20 requires County Solid Waste Management Districts to develop Solid Waste Management Plans to meet the solid waste disposal needs of the respective Districts for a ten (10) year planning period; and

WHEREAS, one of the long term objectives of the Ocean County District Solid Waste Management has been to include only those solid waste facilities sized to meet the solid waste disposal needs of the District; and

WHEREAS, this Facility has been considered in accordance with all applicable State and District regulations, and consideration for the Plan's objectives; and

WHEREAS, the Ocean County Board of Commissioners wishes to approve the inclusion of the Lakewood Township Transfer Facility in the Ocean County Solid Waste Management Plan subject to the agreements set forth above.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF OCEAN, STATE OF NEW JERSEY, as follows:

1. The Lakewood Township Transfer Facility is hereby included in the Ocean County District Solid Waste Management Plan.
2. The Commissioner Director and Clerk of the Board are hereby authorized and directed to enter into and execute any required Agreements on behalf of the Board.
3. Certified copies of this Resolution shall be made available to the following:

Township of Lakewood

Department of Solid Waste Management

Ocean County Counsel

AGREEMENT BETWEEN OCEAN COUNTY BOARD OF COMMISSIONERS AND
THE TOWNSHIP OF LAKEWOOD PROVIDING FOR THE INCLUSION OF PROPOSED
300 TON PER DAY SOLID WASTE TRANSFER STATION IN THE COUNTY SOLID
WASTE MANAGEMENT PLAN

THIS AGREEMENT, made and entered into this day of , 20____, by
and between the OCEAN COUNTY BOARD OF COMMISSIONERS, hereinafter called
“County”, with offices at the Ocean County Administration Building, Hooper Avenue, Toms
River, New Jersey 08753 and THE TOWNSHIP OF LAKEWOOD, hereinafter called
“Township”, with offices at 231 Third Street, Lakewood, New Jersey 08701.

WHEREAS, the County is charged with the obligation of preparing and adopting a Solid
Waste Management Plan for the Ocean County Solid Waste District pursuant to the provisions of
the New Jersey Solid Waste Management Act, N.J.S. 13:1E1 et seq.: and

WHEREAS, the County is likewise charged with the obligation of preparing and
adopting a Recycling Plan for the Ocean County Solid Waste District pursuant to the provisions
of the Statewide Mandatory Source Separation and Recycling Act, N.J.S. 13:1E-99.11 et seq.;

and

WHEREAS, the County has adopted and the State Department of Environmental
Protection has certified and approved the Ocean Count District Solid Waste Management Plan
and the Ocean County Recycling Plan; and

WHEREAS, Township has applied to the County for inclusion in the Ocean County Plan
of a 300 ton per day Type 10 Municipal Solid Waste Transfer Station to be designed, constructed
and operated by the Township for the receipt of Solid Waste, as hereinafter defined which are

only generated within the jurisdiction of the Township at Tax Block 549.01, Lot 1 and Tax Block 549.02, Lot 1, Lakewood Township, Ocean County, New Jersey; and

WHEREAS, the Facility proposed by Township will be capable of receiving up to a total of 300 tons per day of Type 10 Municipal Solid Waste which shall be transported and delivered for disposal at the OCLC sanitary landfill facility, Manchester Township, New Jersey; and

WHEREAS, the Township recognizes and acknowledges the comprehensive approach contained on the County Plan and implemented by the County for the collection and disposal of Solid Waste and the processing and marketing of source separated recyclable materials; and

WHEREAS, the Township further recognizes that on August 31, 1994, the New Jersey Department of Environmental Protection awarded the OCLC a Solid Waste Disposal Franchise pursuant to N.J.S.A. 48:13A-1 et seq., designating the OCLC Sanitary Landfill, Manchester Township, Ocean County New Jersey as the Disposal Facility for Solid Waste types 10, 13, 23, 25 and 27 Generated within Ocean County, including the Township of Lakewood; and

WHEREAS, the Township agrees to cooperate with the County in the implementation of the County Plan by assuring that all Solid Waste collected by the Township and delivered to the proposed Facility shall thereafter be transported to and disposed at the OCLC sanitary landfill facility in Manchester Township; and

WHEREAS, the Facility proposed by Township, subject to Township's compliance with the terms and conditions of this Agreement, is consistent with the County Plan as well as the Franchise awarded to OCLC; and

WHEREAS, the County has agreed to propose an amendment to the County Plan to include the Township's proposed Facility subject to and in accord with the conditions set forth in

this Agreement and approval of the Plan Amendment by the Commissioner of the NJDEP incorporating the within Agreement without modification; and

WHEREAS, the Township desires to enter into this Agreement with the County, acknowledging acceptance of the terms and conditions set forth herein; and

WHEREAS, the inclusion of the Township's Facility within the County Plan is specifically conditioned and contingent upon the Township's application for and receipt of a Solid Waste Facility Permit from the NJDEP and all Required Approvals necessary for the construction and operation of the proposed Facility and the incorporation of the Township's compliance with this Agreement as a term and condition of the Township's Solid Waste Facility Permit.

NOW, THEREFORE, inconsideration of the mutual promises contained herein, the County and the Township agree as follows:

SECTION 1. The above WHEREAS clauses are incorporated herein and made a part of this Agreement.

SECTION 2.

Definitions. For the purposes of this Agreement, the following terms shall have the following meanings:

“Accept” or “Acceptance” means the receipt of and taking responsibility by the Township of Acceptable Waste and Designated Recyclable Materials at the Facility in accordance with the terms and conditions of this Agreement.

“Acceptable Waste” means Type 10 Municipal Solid Waste as defined in N.J.A.C. 7:26-2.13(g) which is collected by the Township or on behalf of the Township solely from its jurisdictional residents and transported to the Facility in the collection vehicles.

“Agreement” means this Agreement between the County and the Township, providing for the inclusion of the Township’s Facility in the County Plan.

“County” means the Ocean County Board of Commissioners and/or the County of Ocean, as the context requires.

“County Plan” means:

1. The Ocean County District Solid Waste Management Plan adopted by the Ocean County Board of Commissioners (then Freeholders) on July 18, 1979 and approved by the NJDEP on July 31, 1980, and all subsequent amendments thereto; and

2. The Ocean County Recycling Plan adopted by the Ocean County Board of Commissioners (then Freeholders) as an element of the Ocean County District Solid Waste Management Plan on October 21, 1987, and approved by the NJDEP on March 22, 1988, and all the subsequent amendments thereto.

“Designated Recyclable Materials” means that list of Source Separated Recyclable Materials set forth on Schedule B of this Agreement which are collected by the Township or on behalf of the Township from its residents and transported to Facility in collection vehicles.

“Director” means the Director of the Ocean County Department of Solid Waste Management.

“Disposal” means the storage, treatment, utilization, processing or final disposition of Solid Waste.

“Facility” means the Type 10 Municipal Solid Waste and Source Separated Recyclable Materials Transfer Station to be located at Tax Block 549.01, Lot 1 and Tax Block 549.02, Lot 1, Lakewood Township, Ocean County, New Jersey, and constructed in accordance

with the Township's plans and design which are more specifically described on Schedule A hereto, and which are incorporated herein and made a part of this Agreement.

“Facility Site” means Tax Block 549.01, Lot 1 and Tax Block 549.02, Lot 1, as shown on the current Tax map of the Township of Lakewood, Ocean County New Jersey.

“Franchise” means the exclusive right to provide for the disposal of Solid Waste within a solid waste district or districts awarded pursuant to the Solid Waste Utility Control Act, N.J.S. 48:13A-1 et seq.

“Generate” means the act or process of producing Solid Waste.

“Generator” means any and all Persons that produce Solid Waste.

“Law” means any federal, state, county, local, administrative or other governmental law, including any statute, ordinance, code or other legislation, regulation, rule or other promulgation or pronouncement, or any judicial, executive or administrative ruling, order or decision.

“NJDEP” means the New Jersey State Department of Environmental Protection.

“Ocean County Health Department” means the Ocean County Health Department established by the Ocean County Board of Health pursuant to N.J.S.A 26:3A2-1 et seq.

“OCLC” means Ocean County Landfill Corp., Inc., the owner and operator of the Ocean County Landfill sanitary landfill, facility number 1518, Manchester Township, Ocean County, New Jersey.

“Person” means any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization or other non-governmental agency or entity or any governmental agency or political subdivision thereof, including any

agency or entity created or existing under the laws of the United States, the State of New Jersey, or any other state, or any combination thereof.

“Recyclable Materials” means those materials which would otherwise become Solid Waste and which may be collected, separated, or Processed and returned to the economic mainstream in the form of raw materials or products.

“Required Approvals” means, with respect to the Facility and this Agreement, the County’s adoption of an amendment to the County Plan and its approval by the Commissioner of the NJDEP as set forth in Section 10 of this Agreement; Township’s receipt of a Solid Waste Facility Permit from the NJDEP, incorporating this Agreement as a term and condition, and all other permits and approvals required to be issued for the Facility as a precondition to the construction and operation of the Facility by any federal, State, County or municipal agency having jurisdiction over same.

“Solid Waste” or “Waste” means garbage, refuse and other discarded materials resulting from industrial, commercial and agricultural operations, and from domestic and community activities and shall include all other waste materials including liquids generated from within the jurisdiction of the Township and not recycled by the Township.

“Solid Waste Facility” means any system, site, equipment, building or structure which is utilized for the storage, collection, processing, transfer, transportation, separation, recycling, recovering or disposal of Solid Waste other than a “Recycling Center” as defined in N.J.A.C 7:26-1.4.

“Solid Waste Facility Permit” means a certificate of approved registration and engineering design approval issued by the NJDEP for the Township’s Facility in accordance with N.J.A.C. 7:26-1.1 et seq.

“Source Separated” means the process of separating Recyclable Materials from the Solid Waste stream by the Generator at the point of Generation.

“Township” means the Township of Lakewood and the governing body of the Township of Lakewood, Ocean County, New Jersey.

“Transfer Station” means a Solid Waste Facility at which Waste is transferred from a Solid Waste collection vehicle to a Solid Waste haulage vehicle for transportation to a Solid Waste Facility for Disposal.

“Unacceptable Waste” means any Solid Waste or other materials or substances not specifically allowed to be Accepted by the Township at its Facility under this Agreement, or which would, if Accepted at the Facility, constitute an endangerment to health or safety or give rise to violations of permit conditions for the Facility.

SECTION 3. Delivery of Acceptable Waste and Recyclable Materials at the Facility.

The Township shall Accept at the Facility only Source Separated Recyclable Materials and Acceptable Waste collected by Township or on behalf of the Township solely from its residents within the jurisdictional boundaries of the Township and transported to the Facility in collection vehicles. Township shall not Accept or store Acceptable Waste at the Facility, except within the confines of a completely enclosed building.

SECTION 4. Design Capacity. The design and operating capacity of the Facility shall not exceed a total of 300 tons per day of Acceptable Waste and Source Separated Recyclable materials combined. The Facility shall be designed, constructed and operated in accordance with Township’s design plans more specifically described in Schedule A of this Agreement. The Township shall supply the Director with copies of all plans, documents and correspondence

between Township and the NJDEP pertaining to the registration, design and permitting of the Facility.

SECTION 5. Solid Waste Disposal. The Township shall be responsible for the Disposal of all Solid Waste Accepted at the Facility at the OCLC Sanitary Landfill Facility, Manchester Township, New Jersey, consistent with the County Plan, and previously issued OCLC Franchise. The Township's Disposal of Solid Waste other than as agreed to herein is prohibited and shall constitute a material breach of this Agreement.

SECTION 6. Disposition of Recyclable Materials.

A. All Designated Recyclable Materials Accepted at the Facility shall be transported by the Township to the Ocean County Recycling Center, New Hampshire Road, Lakewood Township, New Jersey in accordance with the provisions of the Recycling Center Use and Revenue Sharing Agreement executed by the Township and the County, effective January 1, 2020.

B. The Township shall coordinate the scheduling of deliveries of Designated Recyclable Materials with the Director in order to facilitate the operation of the County's Recycling Center and to minimize congestion and wait time.

SECTION 7. Prohibited Wastes and Materials. The Township shall not knowingly Accept at the Facility any Solid Waste or other materials inot specifically included within the definition or Acceptable Waste of Source Separated Recyclable Materials. Further, the Township shall not Accept at the Facility Acceptable Waste or Source Separated Recyclable Materials in excess of the Facility's design capacity of 300 tons per day as set forth in Section 4 of this Agreement.

SECTION 8. Construction, Operation and Maintenance of Facility.

A. In no event shall Township commence operation of the Facility prior to the County's adoption and the NJDEP Commissioner's approval of an Amendment to the County Plan providing for the inclusion of Township's Facility therein in accordance with N.J.S. 13:1E-23 and 24 and Township's receipt of all Required Approvals as set forth herein; and

B. Township, upon receipt of all Required Approvals, shall construct, maintain and operate the Facility in accordance with applicable Law, the County Plan and all Required Approvals. Township shall be the exclusive owner and operator of the Facility and nothing herein shall be deemed to make the Township an agent, representative or independent contractor of the County.

SECTION 9. Commencement and Term. This Agreement shall be effective and shall commence upon full execution of the Agreement by the Township and the County. This Agreement shall remain in full force and effect for the term of the Township's Solid Waste Facility Permit and any renewal thereof consistent with the terms of this Agreement unless sooner terminated by the County in accordance with Sections 10 or 18 of this Agreement.

SECTION 10. Inclusion of Facility In County Plan.

A. Upon the execution of this Agreement by the Township, the County will expeditiously propose an amendment to the County Plan providing for the inclusion therein of the Township's Facility subject to the terms of this Agreement therein in accordance N.J.S. 13:1E-1 et seq. Said amendment to the County Plan shall be subject to the public hearing, comment and approval process set forth in N.J.S. 13:1E-23. Upon the adoption of said amendment by the County and approval thereof by the Commissioner of the NJDEP in accordance with N.J.S. 12:1E23 and 24, Township's Facility shall be included in the County Plan.

B. The inclusion of Township's Facility in the County Plan shall be conditioned and contingent upon the following:

(i) The County's adoption of an amendment to the County Plan including Township's Facility therein subject to the terms of this Agreement and the approval of said amendment by the Commissioner of the NJDEP in accordance with the provisions of N.J.S. 13:1E-23 and 24, including the within Agreement; and

(ii) Township's receipt of all Required Approvals to operate the Facility;
and

(iii) The NJDEP's incorporation of the Township's compliance with this Agreement as a term and condition of the Township's Solid Waste Facility Permit for the Facility.

C. In the event each and every condition set forth in subparagraph B of this Section shall not be fully and completely satisfied within two (2) years after the effective date of this Agreement and provided the County has expeditiously proposed an amendment to the County Plan, as set forth in subparagraph A of this Section, then the County shall have the right, at its sole option and discretion, to terminate this Agreement by giving Township thirty (30) days advance written notice of the termination date and the parties shall have no further liability or obligation to each other hereunder.

D. Upon the termination of this Agreement as set forth in subparagraph C of this Section, Township's Facility shall not be included in the County Plan and shall be deemed inconsistent with the County Plan.

SECTION 11. Staffing and Training. The Township shall insure that a sufficient number of trained and qualified personnel are employed and assigned to operate and maintain the Facility at all times in accordance with all applicable Law, permit and license requirements.

SECTION 12. Facility Performance Review and Inspection. The County, the Ocean County Health Department and their designated representatives, agents and employees may enter the Facility Site and the Facility at any time, review records of Facility performance and inspect the Facility to determine Township's compliance with the Facility's approved Solid Waste Facility Permit, registration statement and engineering design, and with the terms and conditions of this Agreement and all applicable Law, permits and licenses.

SECTION 13. Compliance with the Law.

A. The Township shall comply with all applicable Law, license and permit requirements concerning the collection, storage, transfer, handling and disposal of Solid Waste.

B. The Township shall comply with all applicable requirements of the County Plan.

C. The Township shall adhere to all applicable Law governing the safety and working conditions of its employees.

D. Township warrants and represents that it shall operate the Facility in accordance with the terms and conditions of all Required Approvals and in accordance with all applicable Law and the County Plan. Any violation of the provisions of Section 4 of this Agreement shall constitute a material breach of this Agreement.

SECTION 14. Screening of Solid Waste Stream.

A. The Township shall prohibit the delivery and Acceptance of Unacceptable

Waste and All materials other than Acceptable Waste and Source Separated Recyclable Materials at the Facility. The Township shall reject deliveries to the Facility of any Unacceptable Waste or materials.

B. The Township shall perform Solid Waste screening procedures to avoid Accepting Unacceptable Waste, including all materials other than Acceptable Waste and Source Separated Recyclable materials at the Facility. The Township shall be solely responsible for the removal, transportation and Disposal of all Unacceptable Waste Accepted at the Facility in accordance with the County Plan and OCLC's Franchise and all applicable Law.

SECTION 15. Applicable Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of New Jersey pertaining to contracts executed and to be performed in New Jersey.

SECTION 16. Modification or Amendment. No modification or amendment to this Agreement and no waiver of any of the provisions or conditions of this Agreement shall be valid unless in writing and signed by an officer or other duly authorized representative of the County and the Township.

SECTION 17. Indemnification.

A. The Township shall defend, indemnify, and hold harmless the County, its officers, employees, representatives and agents, from any and all claims, liabilities, demands, damages or costs of any nature whatsoever arising out of or in any way pertaining to this Agreement, the inclusion of the Township's Facility in the County Plan and/or the acts or omissions of the Township or other Persons pursuant to or connected with this Agreement, excluding only such Claims caused or resulting solely through the intentional, willful or negligent acts of the County, its employees and agents.

B. The Indemnification of the County, its officers, employees, representatives and agents hereunder shall include all reasonable costs, including legal fees, disbursements and expert fees incurred in defending any lawsuit or administrative proceeding brought against the County, its officers, employees and agents.

SECTION 18. Termination of Agreement.

A. Termination by the County. The County may terminate this Agreement for an Event of Default by the Township in accordance with subsection B. of this Section 17.

B. Events of Default by Township. Each of the following shall independently constitute an Event of Default by the Township.

(i) Township's knowing Acceptance of Unacceptable Waste at the Facility.

(ii) Township's knowing Acceptance of any Prohibited Wastes or Materials at the Facility in violation of Section 7 of this Agreement.

(iii) Township's Disposal of Solid Waste at a Solid Waste Facility other than OCLC's as agreed to herein.

(iv) The failure of the Township to perform any of its other obligations in accordance with the terms of this Agreement, provided, however, that no such failure shall constitute an Event of Default by the Township unless and until the Director has given notice to the Township specifying that a particular fault or faults exist and the Township has not corrected the fault(s) within thirty (30) days from the date of the notice.

C. Termination for Events of Default.

(i) The County, upon electing to terminate this Agreement for an Event of Default, shall direct the Director to give the Township notice of the termination date,

which shall be not less than ten (10) days nor more than thirty (30) days from the date the notice is given. Termination for an Event of Default shall not affect any of the Township's liabilities or obligations hereunder through the date of termination.

(ii) If the County terminates this Agreement for an Event of Default by the Township, Township shall cease and discontinue operation of its Facility on the termination date set forth in the notice of termination and shall not thereafter operate its Facility without the express written consent of the County, which consent the County may grant or withhold on such terms and conditions as the County, in its sole discretion, deems appropriate and just.

SECTION 19. Remedies Upon Township Default.

A. If the Township commits an Event of Default as specified in Section 18 of this Agreement or threatens to commit an Event of Default, the County in addition to any and all other rights and remedies it may have, shall have the right and remedy, without posting bond or other security, to have each and every provision of this Agreement specifically enforced by the Ocean County Superior Court, Chancery Division, it being acknowledged and agreed that any such Event of Default or threatened Event of Default will cause irreparable injury to the County, and the residents thereof, and that money damages will not provide adequate remedy at law.

B. Each of the County's rights and remedies enumerated in this Agreement shall survive the termination of this Agreement, shall be independent of the other, and shall be in addition to, and not in lieu of, any other rights and remedies available to County at law or in equity.

SECTION 20. Expense of Enforcement of Covenants. In the event that any administrative proceeding or suit at law or in equity is brought by the County to enforce terms and conditions of this Agreement or to obtain damages for an Event of Default by Township, the

County, upon prevailing in any such action, suit or administrative proceeding shall be entitled to reimbursement from the Township for all expenses (including, without limitation, reasonable attorney's fees and disbursements) incurred in connection therewith. The provisions of this Section 19 shall survive the termination of this Agreement.

SECTION 21. Unenforceable Terms and Conditions. If any the terms and conditions of this Agreement are hereafter construed to be invalid or unenforceable, the same shall not affect the remainder of terms and conditions of this Agreement which shall be given full effect, without regard to the invalid portions.

SECTION 22. Township's Ability to Contract. Township warrants and represents that it may legally enter into this Agreement; that it intends all terms and conditions contained in this Agreement to be legally binding on Township; and that all terms and conditions contained in this Agreement are valid and legally enforceable against Township.

SECTION 23. Environmental Compliance. The Township shall comply with all applicable environmental Law, license and permit requirements, including, but not limited to all applicable standards, orders, requirements and regulations adopted under the following:

- A. The Clean Air Act, 42 U.S.C. §7401 et seq.;
- B. The Clean Water Act, 33 U.S.C. §1251 et seq.;
- C. The Resource Conservation and Recovery Act (RCRA), 42 U.S.C. §6901 et seq.;
- D. The Air Pollution Control Act, N.J.S. 26:2C-1 et seq.;
- E. The Noise Control Act of 1971, N.J.S. 13:1G-1 et seq.;
- F. The Soil Erosion & Sediments Control Act, N.J.S. 4:24-39 et seq.
- G. The New Jersey Solid Waste Management Act, N.J.S. 12:1E-1 et seq.

H. The Statewide Mandatory Source Separation and Recycling Act, N.J.S. 13:1E-99.11 et seq.; and

I. The Water Pollution Control Act, N.J.S. 58:10A-1 et seq.

If Township fails to comply with the provisions of this Section, Township shall pay all fines, deficiencies, penalties, levies or other sanctions which may be levied against the Township for any such failure and the Township shall immediately make, at the Township's sole cost and expense, any changes, modifications, or additions to the Facility as may be necessary to bring the Facility into compliance with all applicable environmental Law, license and permit requirements.

SECTION 24. Notice of Violations.

- A. Township shall immediately notify the Director in writing of any change in the status of any license, permit, authorization or approval required by Township for the performance of his obligations and duties hereunder.
- B. Township shall immediately notify the Director in writing in the event that the Township receives any communication from the USEPA, NJDEP or any other governmental body or agency indicating that the Township's Facility is alleged or considered for or subject to an enforcement action by any federal, state or local government body or agency.

SECTION 25. Notice. Any notice or other communications required or permitted hereunder shall be in writing and will be deemed sufficiently given only if delivered in person or sent by telegram or by first-class mail, postage prepaid. and addressed as follows:

(a) The County at: Ocean County Board of Commissioners

Administration Building

CN 2191

Toms River, NJ 08754

Attn: Director, Department of Solid Waste Management

(b) The Township at: Lakewood Township Municipal Clerk

231 Third Street

Lakewood, NJ 08701

Changes in the respective addresses to which such notices may be directed may be made from time to time by either party by written notice to the other party.

SECTION 26. Waiver. The waiver by the County of any default, breach or violation of the provisions of this Agreement shall not operate or be construed as a waiver of any other default, breach or violation of the provisions of this Agreement.

SECTION 27. Severability. If any provision of this Agreement is found to be invalid by any court, administrative agency or tribunal of competent jurisdiction, the invalidity of any such provision shall not effect the validity of the remaining provisions hereof.

SECTION 28. Entire and Complete Agreement. This Agreement constitutes the entire and complete agreement of the parties pertaining to the inclusion of the Township's Facility in the County Plan. This Agreement supersedes all prior or contemporaneous representations, understandings, arrangements and commitments, all of such, whether oral or written, having been merged herein.

SECTION 29. Binding effect. This Agreement has been duly entered into and constitutes a legal, valid and binding obligation of the Township enforceable in accordance with its terms and it shall inure to the benefit of the parties hereto and any successor or assignee acquiring an interest hereunder.

SECTION 30. Other Documents. The Township agrees to execute and deliver any instruments and to perform any acts that may be necessary or reasonably requested in order to give full effect to this Agreement.

SECTION 31. Relationship of the Parties. No party to this Agreement shall have any responsibility whatsoever to perform services or to assume contractual obligations that are the obligations of the other party. Noting herein shall constitute either party a partner, employee, agent or representative of the other party, or create any fiduciary relationship between the parties.

SECTION 32. Headings. Captions and headings in this Agreement are for reference only and do not constitute a part of this Agreement.

SECTION 33. Assignment. This Agreement shall not be assignable by the Township without the prior written consent of the County. In any event, and notwithstanding and consent given by the County, no purported assignment by the Township shall be valid or effective, and no assignment by the Township shall relieve the Township of any of its obligations under this Agreement, unless and until the Township guarantees the performance of the assignee. Any prohibited assignment of this Agreement shall be null and void.

SECTION 34. NJDEP Plan Amendment. Notwithstanding any condition of this Agreement to the contrary, should the Commissioner of NJDEP in exercising his authority under NJSEA 13:1E-23 and 24 to approve, reject or modify in whole or in part any provision of this Agreement and/or fail to include the within Agreement as part of the County Plan Amendment, than this Agreement and Plan Amendment request shall become null and void.

IN WITNESS WHEREOF, the parties have executed this Agreement as the date first above written.

BOARD OF COMMISSIONERS,

ATTEST:

OCEAN COUNTY

By: _____

MICHELLE GUNTHER, Clerk

Director

ATTEST:

TOWNSHIP OF LAKEWOOD

By: _____

Clerk

Mayor

DRAFT